

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Kennedy, Marzari,
Puil and Rankin.

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Phillip Hewett of The Unitarian Church of Vancouver.

CONDOLENCE

The Mayor noted that Mr. Frank Watson had passed away recently. Mr. Watson served on the Vancouver City Planning Commission for a number of years, and was also a past member of the Board of Variance.

MOVED by Ald. Bellamy

SECONDED by Ald. Rankin

THAT Council's condolence be extended the Mrs. Watson.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was informed that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown

SECONDED by Ald. Bellamy

THAT the Minutes of the Regular Council Meeting of July 12, 1977, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Rezoning Application:
5178-5188 Moss Street,
5239-5255 Fairmont Street

Council, on June 28, 1977, deferred consideration of the above-mentioned clause in the Manager's report (Building and Planning) dated June 24, 1977, pending the hearing of a delegation from the applicant's lawyer.

Council noted that Mr. R.K. Baker, representing the applicant, requested that this matter be again deferred to a future meeting of Council.

MOVED by Ald. Bellamy

THAT the request of Mr. R.K. Baker, representing the applicant be granted, and, therefore, this matter be deferred to a future meeting of Council.

- CARRIED UNANIMOUSLY

2. License Suspension -
Mr. A. Camacho

In the City Manager's report dated July 19, 1977, the Director of Permits and Licenses reported that he had notified Mr. A. Camacho that his Billiard Hall/Restaurant business license was being suspended for a period of seven days for violating the operating hours of Billiard Halls. In his report, the City Manager recommended that the license suspension be upheld by Council.

Mr. John J. Fedyk appeared before Council this day to appeal the decision of the Director of Permits and Licenses in this matter. Mr. Fedyk addressed Council and circulated a brief claiming that various other Billiard Hall operators, in close proximity to Mr. Camacho, continue operating their premises for considerable times after the closing hours in the by-law, and none of them have had their licenses suspended. Mr. Fedyk suggested that enforcement should be applied uniformly and that it was unfair to single out Mr. Camacho's operation.

The Director of Permits and Licenses apprised Council of the reasons why he was suspending Mr. Camacho's business license.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in his report of July 19, 1977, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the Director of Permits and Licenses be instructed to bring to the attention of Council all Billiard Hall operators in the City who are convicted of violating the by-law regulations concerning operating hours of Billiard Halls.

- CARRIED UNANIMOUSLY

3. Lower Mainland Stroke Association
Grant Appeal.

Council, on May 31, 1977 approved the recommendation of the Standing Committee on Community Services of May 19, 1977, that a grant of \$10,642 to the Lower Mainland Stroke Association - Vancouver Branch, be approved.

Cont'd.....

DELEGATIONS (Cont'd)

Lower Mainland Stroke Association
Grant Appeal (Cont'd)

Mr. J.B. Kane, President of the Lower Mainland Stroke Association addressed Council and appealed for a further grant of approximately \$1,000 towards office expenses. He advised that his organization has approached the Provincial Government for funding and anticipates a favourable reply

MOVED by Ald. Rankin

THAT this matter be referred to the Director of Social Planning for further consideration and report.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Traffic Hazards on Cedar
Crescent and Vicinity

At its meeting on June 28, 1977, Council deferred consideration of the above clause in the Transportation Committee's report dated June 16, 1977, pending a report from the City Manager on the disposition of lands acquired by the City for the Burrard/Arbutus Connector.

An explanatory memorandum was circulated to Council by the City Manager; also circulated was a memorandum from the City Engineer dated July 19, 1977, attaching a plan showing the disposition of the properties acquired for the Burrard/Arbutus Connector.

Council noted a delegation request from Mr. W. A. Rennison on behalf of local residents, and Mr. D.C. Brodie, a resident of the 3400 Block Cypress Street.

MOVED by Ald. Rankin

THAT consideration of this matter be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

2. Inspectors for Enforcement
of the Lodging House By-law

Vancouver City Council, on July 12, 1977, deferred consideration of recommendation 'A' of the Community Services Committee's report, dated June 23, 1977, on Inspectors for Enforcement of the Lodging House By-law, to permit the City Manager an opportunity to report back on the workload of all Health Inspectors. Before Council this day was a report of the City Manager dated July 20, 1977 on this matter.

MOVED by Ald. Rankin

THAT Council authorize the Medical Health Officer to hire three additional Health Inspectors with the costs of any additional inspectors being funded within the established 1977 Health Department Budget;

FURTHER THAT these costs be included in future Health Department Budgets.

- CARRIED

(Mayor Volrich opposed)

Alderman Ford requested that the Director of Social Planning report on what is being done by the three Community Workers in the Downtown Eastside to encourage residents of hotels and rooming houses in the area to undertake some more responsibility for maintaining their accommodation up to standard. The Mayor so directed.

COMMUNICATIONS OR PETITIONS1. Appointment of Civic Chaplain

In a memo dated July 18, 1977, the Mayor recommended the appointment of the Reverend R.A. Redman, a retired minister of the United Church of Canada, as Civic Chaplain for the month of August.

MOVED by Ald. Kennedy

THAT the recommendation of the Mayor, contained in his memorandum of July 18, 1977, be approved.

- CARRIED UNANIMOUSLY

2. Civic Dinner for Visiting Parliamentarians.

The Speaker of the Legislative Assembly of B. C., in a letter dated July 9, 1977 to the Mayor, invited the City of Vancouver to host a dinner, on Wednesday September 14, 1977, for delegates to the Annual Commonwealth Parliamentary Association Tour and Conference. Also attached was a letter from the Speaker to the Executive Assistant to the Mayor, giving details of the proposed tour and conference.

MOVED by Ald. Kennedy

THAT the City host a dinner on September 14, 1977, for delegates to the Annual Commonwealth Parliamentary Association Tour and Conference, at a cost not to exceed \$1,000.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

3. Robson Street Closure

The Mayor, in a memo dated July 21, 1977, submitted the request of the merchants on Robson Street that Council approve the closure of the 1000 and 1100 blocks in Robson Street during the month of August, to all traffic except emergency vehicles and buses, in order to facilitate street activities.

The City Engineer, in a memo dated July 25, 1977, reported on previous experience with the closure of the 1000 block Robson Street. He estimated the cost of street cleaning and barricading will be \$1100 each day, based on the type of closure previously approved. He recommended that approval not be given to close the street on Saturday, August 20, 1977, because of the P.N.E. Parade on that day.

MOVED by Ald. Puil

THAT approval be given to the merchants of Robson Street to close the 1000 block of the street to all traffic except emergency vehicles and buses on August 6th, 13th and 27th, 1977 subject to the satisfaction of the City Engineer and other officials involved, and particularly subject to the various factors referred to in the City Engineer's memo of July 25, 1977;

FURTHER THAT a grant to the Robson Street merchants, equal to the City's costs for this closure, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Economic Development Office.

In a memo dated July 20, 1977, the Mayor proposed that the City establish an Economic Development Office. His memo concluded with the following recommendations:

1. THAT the Council approve in principle the establishment of an Office of Economic Development:
2. THAT the funding for such an Office be provided for in the 1978 Budget, with the Office to become operational at the beginning of 1978:
3. THAT the City Manager report on what may be adequate for personnel requirements, office space requirements, job descriptions and pay levels:
4. THAT the said Office of Economic Development be responsible to the Director of Finance.

MOVED by Ald. Rankin

THAT the above recommendations be deferred to the next meeting of Council and the City Manager submit an historical report on the City's past experience in this matter, when there was an Industrial Development Commission and an industrial section of the Properties Office, the report to include the experience of other cities with respect to Industrial Development Offices.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Kennedy

THAT recommendation 1 of the Mayor be approved.
- (carried)

MOVED by Ald. Rankin (in amendment)

THAT the words 'approve in principle' be deleted and the words 'look into' be substituted therefor.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED.

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Brown

THAT recommendation 2 of the Mayor be deferred for report back on the annual costs involved in the establishment of an Office of Economic Development.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy

THAT recommendation 3 of the Mayor be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT recommendation 4 be deferred for report from the City Manager.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

The Council recessed at 10.55 a.m., and, following an 'In Camera' meeting in the Mayor's office reconvened in Open Council in the Council Chamber at 11.25 a.m. with the same Members present.

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Equal Employment Opportunities

Council noted a letter from Mr. B. Lum requesting an opportunity for a number of organizations to address Council on August 9, 1977, when the report of the Equal Employment Opportunities Committee is before Council for consideration.

MOVED by Ald. Rankin

THAT the delegation request be granted together with any other delegation requests which may be received in the meantime.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services
(July 14, 1977)

616 East Cordova Street Building
(Clause 4)

In a letter dated July 20, 1977, the Downtown Eastside Residents Association requested an opportunity to address Council this day on the report of the Standing Committee on Community Services, dated July 15, 1977, on the 616 East Cordova Street building. A similar request was received from the Oppenheimer Planning Committee.

MOVED by Ald. Rankin

THAT the delegations be heard at this time and the agenda be varied accordingly.

- CARRIED UNANIMOUSLY

A memorandum was given to each Council Member by the Downtown Eastside Residents Association, in which Mr. Eriksen states he was misquoted in the report of the Standing Committee on Community Services, dated July 14, 1977. On page 5, paragraph 3, Mr. Eriksen states he was referring to City staff negotiating to acquire 412-420 East Cordova Street and not 616 East Cordova Street, as a health facility. In respect of further statement in that paragraph, Mr. Eriksen states he pointed out that the proposed clinic was almost a full hospital designed to serve the entire downtown core - Clark Drive to Burrard and 8th Avenue to the Waterfront, while the NIP area is only from Heatley to Main and Hastings to the Waterfront.

Miss Jean Swanson addressed Council on behalf of D.E.R.A. and filed a brief urging that Council endorse in principle the allocation of N.I.P. funds for the community portion of the proposed non-profit residential and community facility at 616 East Cordova Street.

The Reverend Shaver spoke on behalf of the Oppenheimer Planning Committee. He urged Council to approve the Oppenheimer Planning Committee's recommendation that N.I.P. funds be allocated for this purpose.

Cont'd.....

STANDING COMMITTEE REPORT AND COMMUNICATIONS

Report of Standing Committee
on Community Services
(July 14, 1977) (Cont'd)

616 East Cordova Street Building (Cont'd)

MOVED by Ald. Rankin

THAT recommendation 'B' of the Committee be amended and then approved as follows:

'THAT Council endorse in principle the allocation of \$130,000.00 of Neighbourhood Improvement Program funds for the community portion of the combined non-profit residential and community facility proposed by the Downtown Eastside Residents' Association at 616 East Cordova Street on the condition that within three months officials of Central Mortgage and Housing Corporation advise the City explicitly in writing what amount of funding it can provide for the Downtown Eastside Residents' Association combined non-profit residential and community facility, and that such information from Central Mortgage and Housing Corporation should include the total amounts C.M.H.C. will allocate toward both the residential and the community recreational portions of the development.'

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford

THAT the \$130,000.00 N.I.P. allocation not be held in abeyance for the community portion of 616 East Cordova Street.

- CARRIED

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Ford

THAT if the Neighbourhood Services Association is determined to sell the building at 616 East Cordova Street, the Association be urged to sell this building to an organization which will continue the use for which the property was originally intended.

- CARRIED

(Aldermen Brown, Marzari and Rankin opposed)

MOVED by Ald. Ford

THAT the Directors of Planning, Social Planning and Finance report back by October 1977, following consultation with the community, on the use of N.I.P. money to provide social and recreational facilities at the street level of the Victory Hotel.

- LOST (tie-vote)

(Ald. Brown, Gerard, Kennedy, Marzari and Rankin opposed)

7. Four Day Week

Council noted a letter dated July 25, 1977, from Mr. R.C. Ross, Business Manager of the Vancouver Municipal and Regional Employees Union, requesting an opportunity to address Council this day on the Finance Committee's report dated July 14, 1977, on the Four Day Week.

MOVED by Ald. Rankin

THAT the request be approved and the delegation be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Jericho Hangars

In a letter dated July 26, 1977 Mr. Denis Blue requested an opportunity to appear before Council when the report of the Special Committee on Jericho, is being considered.

A similar request was received from Mr. J. Land.

MOVED by Ald. Rankin

THAT the request be granted and the delegations be heard when the report is being considered later this day.

- LOST

Aldermen Brown, Ford, Gerard, Gibson, Kennedy
(and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JULY 22, 1977

Works & Utility Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Tender No. 39-77-3 Trucks
- Cl. 2: Watermain Installations - 1977 Capital Budget
- Cl. 3: Reconstruction of Old Sewers on 10th Avenue -
Lane East of MacDonald to Stephens; 21st Avenue
Collingwood to Blenheim and Lane South of Powell
Columbia to Lane East of Carrall
- Cl. 4: Award of Contract 775 for Cofferdam for Granville
Island Pump Station

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 22, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Rezoning Application - 176 East 14th Avenue
- Cl. 2: Transfer of Self-Serve License - Shell Canada
Limited Gasoline Stations - 1157 Burrard and
1995 Cornwall
- Cl. 3: 969 Homer Street - D.P.A. 76065
- Cl. 4: Zoning Amendments to the Chinatown/Gastown
Historic Area Schedules
- Cl. 5: D.P.A. 77558 - Policemen's Parking Lot
456 East Pender Street

Rezoning Application -
176 East 14th Avenue.
(Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the Director of Planning be received and the whole matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 22, 1977) (Cont'd)

Transfer of Self-Serve License -
Shell Canada Ltd., Gasoline Stations
at 1157 Burrard and 1995 Cornwall.
(Clause 2)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application - 76065
969 Homer Street.
(Clause 3)

Council noted a request from Mr. T. Vancouver to address
Council as a delegation on this matter.

MOVED by Ald. Kennedy

THAT the request be approved and the delegation be heard
at a time when the owner of the property can also be present.

- CARRIED UNANIMOUSLY

Zoning Amendments to the Chinatown/
Gastown Historic Area Schedules
(Clause 4)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application - 77558
Policemen's Parking Lot - 456
East Pender Street.
(Clause 5)

The City Manager advised that the parking fee of \$5.00
per month per car is no longer being charged.

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 12.15 p.m. to
reconvene in the Council Chamber, at
3.25 p.m. following the Public Hearing.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Amendment to City Fire By-law
- Cl. 2: Traffic Situation McLean Drive - Hastings to Pender
- Cl. 3: Continuation of "Task Force" to Upgrade Existing
Hotels and Apartments
- Cl. 4: Use of Sound Truck - Glad Tidings Temple Parade

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Continuation of "Task Force" to
Upgrade Existing Hotels and
Apartments (Clause 3)

MOVED by Ald. Rankin,

THAT the recommendation of the Fire Chief contained in this Clause be approved, on condition that the size of the Task Force be reviewed by Council within one year of the establishment of the Fire By-law appeal procedure.

- CARRIED UNANIMOUSLY

Use of Sound Truck - Glad
Tidings Temple Parade (Clause 4)

MOVED by Ald. Rankin,

THAT Council approve the use of a sound truck by the Glad Tidings Temple during their annual parade on Saturday, August 6, 1977, in the area east and west of Fraser Street between 17th and 23rd Avenues.

- CARRIED UNANIMOUSLY

Finance Matters
(July 22, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Mayor's Fund - Travel Expenses
- Cl. 2: Insurance on City Bridges
- Cl. 3: Gastown Steam Clock

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,

THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Encroachment onto City-owned Property -
S/S King Edward between Sophia and John Streets
- Cl. 2: Acquisition for Land Assembly - 1456 East 12th Avenue
- Cl. 3: Sale of Properties - W/S Commercial between Venables
& Parker and 1822 West 2nd Avenue
- Cl. 4: Demolitions - 323 & 333 East 2nd Avenue

Clause 1

The City Manager requested and received permission to withdraw this item.

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,

THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

B. Tender 774 - A.C. Pavement
on Sundry Lanes

MOVED by Ald. Bellamy,

THAT the recommendation of the City Manager contained in this report dated July 19, 1977, be approved.

- CARRIED UNANIMOUSLY

C. D.P.A. 77018 - Little Billy's Pizza
and Steak House, 1796 Nanaimo

Mr. A. Dikaio representing the owners of Little Billy's Pizza and Steak House, addressed Council and asked that consideration be given to means by which the required parking could be achieved by the owners. The Mayor advised that he or an appropriate official would meet with Mr. Dikaio to discuss appropriate action.

MOVED by Ald. Kennedy,

THAT the report of the City Manager dated July 21, 1977, and the representation by Mr. Dikaio be received for information.

- CARRIED UNANIMOUSLY

D. Mt. Pleasant N.I.P. - Construction
of Kivan Boys' and Girls' Club

A representative of the Boys' and Girls' Club of Vancouver addressed Council and confirmed that his organization favours construction of the Kivan Boys' and Girls' Club at 12th Avenue and St. Catherines.

MOVED by Ald. Bellamy,

THAT recommendations 1 to 7 inclusive contained in the City Manager's report dated July 20, 1977, be approved.

- CARRIED

(Aldermen Kennedy, Puil and Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Mt. Pleasant N.I.P. - Construction of
Kivan Boys' and Girls' Club (cont'd)

MOVED by Ald. Bellamy,

THAT recommendations 8 and 9 contained in the City Manager's report dated July 20, 1977, be approved after amending recommendation 8 by deleting the figure "5" and inserting the figure "2" in lieu thereof.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT the City Engineer be instructed to install a pedestrian actuated signal at 12th Avenue and St. Catherine's Street prior to completion of the new Kivan Boys' and Girls' Club building in this location.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:55 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:20 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

E. Proposed 'Gastown-Uptown
Trolley System'

MOVED by Ald. Kennedy,

THAT the no-fare 'Gastown-Uptown Trolley System' proposal be approved for a two month trial period subject to the following conditions:

- (1) The vehicles meet the appropriate Provincial regulations and standards (including both the Motor Carrier Branch and Motor Vehicle Branch).
- (2) The vehicle's safety and operating characteristics be to the satisfaction of the City Engineer.
- (3) The Director of Legal Services be directed to amend the Granville Mall By-law so that the service can be implemented during the second week of August, 1977.
- (4) The interim routing for the "Gastown-Uptown" service be approved, as shown on Plan B.
- (5) The City Engineer be directed to report back on the workability of the proposed service after the two-month trial operation, including proposed permanent routing through the Robson Square transitway, as shown on Plan A.

- CARRIED

(Aldermen Bellamy, Gibson, Pail and Rankin opposed)

I. Report of Standing Committee
on Planning and Development,
July 7, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Point Grey Road Waterfront Properties
- Cl. 2: Proposed Buildings at 2883 & 2891/93 Point Grey Road

Point Grey Road Waterfront
Properties (Clause 1)

MOVED by Ald. Rankin,

THAT the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
July 7, 1977 (cont'd)

Point Grey Road Waterfront
Properties (Clause 1) (cont'd)

MOVED by Ald. Brown,
THAT Council reaffirm its long term acquisition policy re
Point Grey Road properties;

FURTHER THAT the report of the City Manager dated June 23,
1977, be again considered by the Planning and Development
Committee in the Fall.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Gerard in amendment,
THAT the words "reaffirm its long term acquisition policy"
be deleted and the following inserted in lieu thereof:

"undertake to determine a practical policy for selective
acquisition".

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Kennedy,
Marzari, Puil, Rankin and the Mayor opposed)

The motion to amend having lost, the motion by Alderman
Brown was put and CARRIED.

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Proposed Buildings at 2883 & 2891/93
Point Grey Road (Clause 2)

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT, if normal enforcement procedures currently under way
are not successful, the Director of Legal Services be instructed
to obtain an injunction to stop construction of that portion of the
development at 2883 Point Grey Road which contravenes the City's
Zoning and Development By-law.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Planning and Development,
July 14, 1977

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Riley Park N.I.P. - Neighbourhood Improvement
Plan and Implementation Stage Administration
- Cl. 3: Report on Industry in Vancouver
- Cl. 4: The Residential Rehabilitation Assistance
Program - Status Report

Clauses 1, 2, 3 and 4

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in
Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Community Services,
July 14, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Sale of Surplus City Furniture and Equipment -
Tamahnous Theatre Workshop Society
- Cl. 2: Petition re Cap's Cabaret, 1018 Burnaby Street
- Cl. 3: Correspondence - Letter from the Woman's Christian
Temperance Union of B.C.
- Cl. 4: 616 East Cordova Street Building

Clauses 1 and 3

MOVED by Ald. Rankin,

THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Petition re Cap's Cabaret,
1018 Burnaby Street (Clause 2)

Council noted a delegation request from Mr. J.H. Fraser, representing the owner of Cap's Cabaret.

MOVED by Ald. Rankin,

THAT consideration of this Clause be deferred to the meeting of August 23, 1977, to permit Mr. Fraser an opportunity of addressing Council.

- CARRIED UNANIMOUSLY

616 East Cordova Street
Building (Clause 4)

For Council action on this Clause, see page 6.

IV Report of Standing Committee
on Transportation,
July 14, 1977

Traffic Matters - Kitsilano
Conversion Areas (Clause 1)

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance & Administration,
July 14, 1977

Four Day Week - Turn Down
Traffic Volume (Clause 1)

Earlier this day, Council agreed to hear a representation from Mr. Ross, Business Manager, V.M.R.E.U. Mr. Ross addressed Council and put forward reasons why the four day work week should be continued.

MOVED by Ald. Gibson,

THAT Council defer any further decision on the four day work week or any variation thereof, pending a report from an outside consultant on the effectiveness of the operation in Vancouver; this report to include information and advice on alternative employment practices in other cities;

FURTHER THAT the Mayor and City Manager submit recommendations to Council in the matter of selection of the consultant.

- CARRIED

(Alderman Puil opposed)

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Par Value Co-operatives -
Phase II, False Creek

Alderman Rankin referred to the request of Mr. Harry Burke to appear before Council on this matter.

MOVED by Ald. Rankin,

THAT representations from the Creek Community Co-operative Housing Society be heard at the next meeting of Council, and the False Creek Development Consultant and the Director of Planning be present when the delegation is heard.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:20 p.m. and reconvened at 8:15 p.m. in No. 1 Committee Room, following the Court of Revision with the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Marzari and Puil

ABSENT: Alderman Harcourt (Leave of Absence)
Alderman Kennedy
Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Special Joint Council/Park
Board Committee re Jericho,
June 23/July 7, 1977

Use of Jericho Hangars
(Clause 1)

MOVED by Ald. Ford,

THAT recommendations A, B and C of the Committee contained in this Clause be approved after amending recommendation A by deleting all the words after "Hangar 5" and substituting thereafter "be offered by the Park Board under a lease agreement to a Users Committee for this purpose, with the Users Committee being required to attempt to raise capital funds for the necessary improvements".

(Deferred)

MOVED by Ald. Gerard,

THAT this whole matter, including the above motion of Alderman Ford, be deferred to the next regular meeting of Council when all members will be present.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 27, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,

SECONDED by Ald. Bellamy,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Self-Serve Gasoline Station at 3301 West 16th Avenue)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4792,
BEING THE GRANVILLE MALL BY-LAW
(Use of buses other than B.C. Hydro Buses on Granville Mall)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil opposed)

MOTIONS

A. Expropriation for Burrard Street
Widening between 1st and 2nd
Avenues

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT WHEREAS the City of Vancouver desires to acquire a portion of each of the following parcels or tracts of land more particularly described as

- (a) Lot "A", Block 218, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and
- (b) Lot 40 except the North 2 feet now land, Block 218, District Lot 526, Plan 590, in the City of Vancouver, Province of British Columbia,

pursuant to its powers under Section 190 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the plan annexed hereto and numbered LF 8295 be and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road
Purposes (W 7' of Lot 1,
Block 348, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 348, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S. dated January 13, 1977, and marginally numbered LF 8040, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

C. Allocation of Lands for Road
Purposes (W 7' of Lot 40 except
S 7', Block 238, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

The West 7 feet of Lot 40 except the South 7 feet, now road (Plan 3863), Block 238, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated November 4, 1976, and marginally numbered LF 7971, a print of which is hereunto annexed;

cont'd....

MOTIONS (cont'd)

Allocation of Lands for Road Purposes
(W 7' of Lot 40 except S 7', Block
238, D.L. 526, Plan 590) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up, Conveyancing
and Subdividing (Lane East of
Nanaimo between William and Charles)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The lane in Block 9, the West $\frac{1}{2}$ Section 22, Town of Hastings Suburban Lands, has to be relocated;

THEREFORE BE IT RESOLVED THAT the West 8 feet of the lane dedicated by the deposit of plan 1945 lying between the easterly production of the northerly and southerly limits of Lot "B", said Block 9, Plan 10551, the same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., June 1, 1977, and marginally numbered LF 8280, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of said Lot "B"; and

FURTHER BE IT RESOLVED THAT the lane so closed be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

E. Closing, Stopping Up, Subdividing
with Abutting Lot (Portion of
Lamey's Mill Road - False Creek)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The deposit of Plan 16003 created Lots 30, 31 and 33, False Creek, Plan 16003 with a road separating the said three parcels;
- (3) The City wishes to amend the boundaries of said Lot 30, 31 and 33;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of said Plan 16003 as shown outlined red on plan sworn to by A.R. Turner, B.C.L.S., dated October 21, 1976, marginally numbered LE 4435, a print of which is attached hereto be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the road so closed be subdivided with abutting Lot 30, 33 and portion of Lot 31.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Amendment to Area Development
Plan and Program for Phase 2,
Area 6, False Creek

At the Council meeting on July 12, 1977, Notice was called on the following motion by Alderman Kennedy:

MOVED by Ald. Kennedy,
SECONDED by

THAT Council reaffirm its policy that no new residential development be permitted on publicly-controlled waterfront.

- - - - -

By memorandum, Alderman Kennedy requested that the following motion be substituted for the motion set out above:

MOVED by Ald. Kennedy,
SECONDED by

THAT WHEREAS it has been clearly demonstrated that the encroachment of residences on publicly-owned or controlled waterfront properties is resented by the public, e.g. Caesar's Bridge, Phase II, Area 6, Harbour Park;

AND WHEREAS there is a counter-trend towards the elimination of existing residences on valued waterfront, e.g. Englisea Lodge, properties on Point Grey Road, etc.;

THEREFORE BE IT RESOLVED THAT Council affirm a policy that no new private residential structures be permitted on the City's waterfront.

(not put)

A seconder not having been obtained, Alderman Kennedy's alternate motion was NOT PUT.

2. Park Board Custody, Care and Management
of District Lots 4565, 5098 & 7030, for
Park Purposes

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,

THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately.

(Deferred)

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,

THAT consideration of the above motion be deferred until such time as Council has considered the deferred report dated June 23/July 7, 1977, of the Special Joint Council/Park Board Committee re Jericho.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Gerard was recognized by the Chair:

1. Shopping Carts

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,

THAT WHEREAS the use of shopping carts in many cases is abused by customers removing the carts from the vicinity of the business premises;

AND WHEREAS abandoned carts constitute a waste and an eyesore and replacement costs are passed on to the consumer;

THEREFORE BE IT RESOLVED THAT a By-law be submitted, similar to a By-law in effect in the City of Edmonton, in an effort to deter persons removing carts from the vicinity of business premises.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -
Proposed Development
2500 Franklin

indicated he had been approached by the developer, Mr. Joseph Funaro with a request that this matter be expedited. The Mayor indicated that he would discuss this matter with the Director of Planning and contact Mr. Funaro.

Alderman Ford -
Provincial Government
Court Complex - Pedestrian
Access

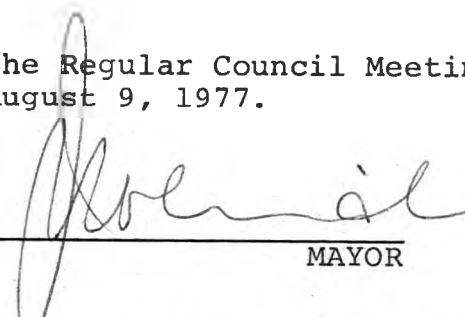
enquired if it would be possible to expedite pedestrian access across Robson Street through the Provincial Government Court Complex. The Mayor directed the City Manager to discuss this matter with the Provincial Government Complex Manager for report back.

- - - - -


The Council adjourned at approximately 8:45 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of July 26, 1977, adopted on August 9, 1977.



MAYOR



CITY CLERK

DEL. 2507

MANAGER'S REPORT

July 19, 1977

TO: Vancouver City Council

SUBJECT: License Suspension - Mr. A. Camacho

CLASSIFICATION: Recommendation

The Director of Permits and Licenses reports as follows:

"On June 9, 1977, I notified Mr. Antonio Camacho that I was suspending his Billiard Hall/Restaurant business license for a period of 7 days from June 27, 1977. Mr. Camacho was notified of his right of appeal to Council and by letter dated June 20, 1977, his solicitor, Mr. John Fedyk notified the City Clerk that Mr. Camacho wishes to appeal the suspension. As a result of this appeal, the suspension is held in abeyance pending Council's consideration.

The reason for my decision to suspend Mr. Camacho's business license is based on information obtained from the Police Department concerning the operating hours of the billiard hall. Under the provisions of Section 12 of License Bylaw No. 4450, no billiard-room keeper shall permit any person to play on any billiard or pool table between the hours of 1:00 a.m. and 6:00 a.m.. On April 27, 1976, members of the Police Department observed 5 pool tables being used at 1:45 a.m. and approximately 20 persons were in the premises. Mr. Camacho was advised at that time of the required closing time. It was brought to my attention by the Police Department that Mr. Camacho was warned on 2 other occasions and then at 1:50 a.m. on May 31, 1977, it was observed that the billiard hall was open for business and 5 patrons were using the pool tables. In my opinion this is gross misconduct on the part of the licensee, Mr. Camacho, and I therefore issued the suspension.

Mr. Fedyk, in his letter to Council, advises that Mr. Camacho feels he is being singled out as other billiard halls in his vicinity remain open after 1:00 a.m.. Mr. Camacho has not been singled out as charges have been laid by the Police Department against another billiard hall operator, in this area, for staying open for business after the 1:00 a.m. closing time.

RECOMMENDED that the license suspension be upheld by Council."

The City Manager recommends that the foregoing report of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY - Mr. John J. Fedyk (See attached letter dated June 20, 1977).

FOR COUNCIL ACTION SEE PAGE(S) 548

MANAGER'S REPORT

July 20th, 1977

TO: Vancouver City Council

SUBJECT: Inspectors for Enforcement of Lodging House By-law

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

On July 12, Council deferred for two weeks consideration of the following recommendation of the Community Services Committee:

"That Council authorize the Medical Health Officer to hire three additional health inspectors, bringing the total complement of health inspectors to 32."

The deferral was to permit the City Manager an opportunity to investigate and report back on the workload of all Health Inspectors.

Review of inspection patterns over a four year period shows that food related inspections have been relatively constant, whereas housing inspections were markedly higher in 1974 and 1975 when three extra staff were available to the Department for this purpose. The productivity of individual inspectors (inspections per day) has risen over the period.

The drop in licensed lodging houses (15%) does indicate a reduced requirement for housing inspection staff relative to 1974-75. To provide an equivalent level of housing inspection to that provided in 1974-75, about 2 1/2 additional positions would be needed. A case can be made for an additional 1/2 position on the basis of anticipated increases in noise inspections, street festivals, and increased restrictions under Provincial food premises regulations.

The priority given lodging house inspections is a Council decision. If Council wishes to give housing inspection a higher priority, equivalent to that existing in 1974-75, an increase of three inspectors is needed as recommended by the Community Services Committee.

An analysis of the costs of three additional positions, assuming an effective date of Sept. 15, 1977, at 1977 rates, and assuming that the appointees would commence at the bottom step of pay grade #24, Public Health Inspector II shows the 1977 costs to be:

Salaries (3 x 3.5 months @ \$1370 per mo.)	=	\$14,385
Fringe benefits @ 13%	=	1,870
Auto allowance (3 x 3.5 months @ 100/mo.)	=	1,050
Total Cost for 1977	=	\$17,305

The cost for a full year at 1977 rates would be approximately \$20,000 per year per position, or \$60,000 for the three positions recommended by the Committee.

The Health Department advises that there will be no additional costs for furniture, equipment or facilities, as these have already been provided for the positions as and when they were previously established.

The Comptroller of Budgets and Research advises that there is adequate funding in the Health Department's current budget to cover the additional cost of \$17,305 in the 1977 fiscal year.

The City Manager RECOMMENDS that if Council wishes to return to the lodging house inspection standards of 1974-75, then three additional health inspectors be authorized and that the costs of any additional inspectors be funded within the established 1977 Health Department budget and be included in future budgets.

The City Manager suggests that Council may wish to CONSIDER an intermediate standard of inspection.

MANAGER'S REPORT, JULY 22, 1977 (WORKS: A1-1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 39-77-3 Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on June 20, 1977 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account.

This Tender called for prices for two Items. Only Item 1 is being reported on at this time.

Item 1 - 47000 GVW Tilt Cab and Chassis

Five bids were received.

We recommend acceptance of the low bid (Bid No. 1) to meet specifications for six International Harvester model COF 1950B cab and chassis from International Harvester Ltd. at a total cost of \$161,274.00 (\$26,879.00 each) plus 7% Provincial Sales Tax.

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

* * * * *

CITY ENGINEER'S REPORT

2. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"The following installation is required to replace a leaking old steel main:

WATERWORKS PROJECT 714

<u>STREET.</u>	<u>FROM</u>	<u>TO</u>
Hudson Street	59th Avenue	67th Avenue
Estimated Cost \$70,000		

Part of the work, i.e. between Park Drive and 64th Avenue, has to be completed prior to paving scheduled for 1977.

Funds for this work are available from the following sources:

Account #128/7902 - Prior to Paving - Unappropriated	\$30,000
Account #128/7901 - Short Notice Projects - Unappropriated	40,000
	<u>\$70,000</u>

I recommend that construction on Project 714 be approved and that the required \$70,000 be appropriated from 1977 Waterworks Capital Accounts as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

3. Reconstruction of Old Sewers on 10th Avenue - Lane East of MacDonald to Stephens; 21st Avenue - Collingwood to Blenheim and Lane South of Powell - Columbia to Lane East of Carrall.

The City Engineer reports as follows:

"Provision was made in the 1977 Sewers Capital Budget for reconstruction of the sewer on 10th Avenue from MacDonald to the lane east. During construction it has been found that the balance of the block from the lane east of MacDoanld to Stephens is in poor condition and should also be rebuilt.

In addition, the sewers on 21st Avenue between Collingwood and Blenheim and in the lane south of Powell Street between Columbia and the lane east of Carrall Street are in very poor condition and must be rebuilt before they collapse and cause flooding.

The estimated total cost of reconstructing these three blocks of sewer is \$109,000. Sufficient funds are already available in Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers.'

I recommend that these three blocks of sewers be reconstructed."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Award of Contract 775 for Cofferdam for Granville Island Pump Station

The City Engineer reports as follows:

"Tenders for construction and removal of a cofferdam and excavation for Granville Island Sewage Pump Station were opened on July 11, 1977. Only one bid was received, from Greenlees Piledriving Co. Ltd., at a tendered price of \$42,900.

Funds for this work are available in False Creek Capital Account 316/3202, 'Granville Island Pump Station.'

I recommend that this contract be awarded to the sole bidder, Greenless Piledriving Co. Ltd., at the tendered price of \$42,900."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

BUILDING AND PLANNING MATTERSRECOMMENDATION1. Rezoning Application - 176 East 14th Avenue

The Director of Planning reports as follows:

" 'An application has been received from Robert S. Olma of Osarp Holdings Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby Lot 6, Block 51, D.L. 302 be rezoned from (C-2) Commercial District to (RM-3A) Multiple Dwelling District for the purpose of:

'consolidating Lots 4, 5 and 6 of Block 51, D.L. 302 with the intention of constructing under the RM-3A zoning the maximum allowance floor space ratio, given the total site area by consolidation.'

SITE DESCRIPTION

The site is located on the south side of East 14th Avenue between Quebec and Main Streets, having a frontage along East 14th Avenue of 44 feet and a depth of 122 feet to a 20 foot lane at the rear. A corner cut-off reduces the area of this otherwise rectangular site to 5,306 square feet. The site is flanked on the east by a 16-foot City lane. (See Appendix A).

The site is zoned (C-2) Commercial District and developed with an older one-storey one-family dwelling and garage to the rear adjacent to the lane.

The two lots to the west of the site are zoned (RM-3A) Multiple Dwelling District and also front onto East 14th Avenue. The lot adjoining the site is developed with a 2½-storey plus basement one-family dwelling. The lot further to the west is developed with a 2½-storey plus basement older residential building containing five house-keeping units. A City lane flanks the most westerly lot and adjoins both lots along their southerly property lines. The site and the adjoining two properties are therefore encompassed by City lane on the east, south and west and by a City street on the north.

The lands to the north of the site across East 14th Avenue are zoned (C-2) Commercial District and the entire block from Main Street to Quebec Street is developed with a supermarket (I.G.A.).

The lands to the east of the site across the City lane and fronting onto Main Street are zoned (C-2) Commercial District. A new one-storey retail and office building has been developed on Lots 7-9 and is presently vacant. To the south of this new building an older gasoline service station stands vacant and further south, on lands also zoned (C-2) Commercial District, an older 3-storey apartment building exists on the corner of Main Street and East 15th Avenue.

The lands to the south of the site across the lane and fronting onto East 15th Avenue are zoned (RM-3A) Multiple Dwelling District and developed with three 3-storey apartment buildings and a 2-storey one-family dwelling.

The lands to the west of the site beyond the two immediately adjacent properties and fronting onto Quebec Street are zoned (RM-3A) Multiple Dwelling District and developed with one and 1½-storey plus basement one-family dwellings. (See Appendix B).

BACKGROUND

An application to rezone the site from (C-2) Commercial District to (RM-3) Multiple Dwelling District for the purpose of developing the site and Lot 5 immediately to the west with an apartment building was approved at a Public Hearing in November 1973. As the applicant was unable to subsequently acquire the site, the amending By-Law was not enacted and the application was withdrawn in June 1975.

Continued

Clause No. 1 Continued

" PROPOSED DEVELOPMENT

Although drawings have not been submitted with the rezoning application, drawings submitted with a Development Permit Application for the site and the two lots to the west indicate a proposed 3-storey apartment development under the (RM-3A) Multiple Dwelling District Schedule.

CITY ENGINEER

The City Engineer, in a memorandum dated July 8, 1977, has no objections to the rezoning subject to the east 4 feet of Lot 6 and a 10' x 10' corner cut-off being dedicated for City lane purposes.

ANALYSIS

In December 1976 a Development Permit was issued permitting development of a 1-storey retail/office building on the three commercially zoned lots immediately to the east of the site and the present lane. This development, now nearing completion, has approved parking and loading directly off the City lane which is only 16 feet in width. Development of these lands as approved has minimized the prospects of consolidation of the site with these lands. Due to the shallowness of these three lots (89 feet), a possible 4-foot dedication to increase the adjoining City lane to 20 feet in width was not required. As outlined by the City Engineer, this dedication is required from the site (Lot 6) along with a corner cut-off to facilitate negotiation of the right angle turn in the lane at the southeast corner of the site.

While the site could be developed under the existing commercial zoning, a much better form of development, appropriate to the character of the area, would be possible if the site were rezoned to permit development in conjunction with the adjoining two lots.'

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application be approved subject to the following conditions:

- a) That the owner first dedicate to the City the easterly four feet of Lot 6, Block 51, D.L. 302 and a 10-foot by 10-foot corner cut-off at the southeast corner of this same lot, both to the satisfaction of the City Engineer; and then
- b) That Lots 4-6 inclusive, Block 51, D.L. 302 be first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Transfer of Self-Serve License: Shell Canada Limited
Gasoline Stations - 1157 Burrard Street and 1995 Cornwall Avenue

The Director of Planning reports as follows:

" The City Clerk has received a letter from S. T. Dawes, Senior Marketing Representative of Shell Canada Limited (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline station at 1995 Cornwall Avenue (at Maple) to 1157 Burrard Street (at Davie).

Continued

Clause No. 2 Continued

"The Development Permits approving the construction and/or alterations to the above noted gasoline stations were processed as follows:

1. 1157 Burrard Street at Davie
Development Permit No. 47526

Approved February 7, 1969 permitting the erection of a gasoline filling station. The approved drawings indicate the provision of 4 service bays and 3 pump islands.

2. 1995 Cornwall Avenue at Maple
Development Permit No. 39638

Approved on October 22, 1966 permitting the erection of a gasoline station.

Development Permit No. 73128 was approved on April 15, 1976 permitting the construction of a canopy over the existing pumps. The approved drawings indicate the provision of two service bays and one pump island. It is Shell Canada Limited's intention to close out this station.

The statistics submitted with the Manager's report on self-service gasoline stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Shell Canada Limited as having 46 gasoline service stations in the City, 15 or 32.6% of which are self-service, exceeding City Council's limitation of 15%.

Shell Canada Limited have advised as of July 11, 1977 that they have 37 gasoline service stations in the City (closure of 1995 Cornwall Avenue would decrease this number to 36), 15 of which are self-service. However, paragraph 7 explaining the "METHODS OF CONTROL" contained in the City Manager's report of April 7, 1975 states:

'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Since this proposed change of self-serve licenses does not alter the number of self-serve gasoline stations for the Shell Canada Limited, the Director of Planning RECOMMENDS that it be approved and 1157 Burrard Street at Davie Street be added and 1995 Cornwall at Maple Street be deleted from Schedule B of the License By-law. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

INFORMATION

3. 969 Homer Street - Development Permit No. 76065

The Director of Planning reports as follows:

"The City Clerk has received letters dated May 4, 1977 and June 27, 1977 from Mr. T. Vancouver (previously circulated to Council members and on file in City Clerk's Office) objecting to the approval of Development Permit No. 76065, 969 Homer Street.

Development Permit Application No. 76065 was filed on December 1, 1976 and approved by the Director of Planning on February 14, 1977, subject to various conditions. The Development Permit was issued on April 19, 1977, thereby permitting

'the construction of a 25' x 90' building to be used for storage and servicing of radiators in the basement and on the main floor, with ancillary offices in the basement.'

The approved drawings showed a 25' x 90' building with a basement and one storey, the height of 28'½" on Homer Street and approximately 21'8" at the lane. The building would appear to be a 2 storey structure from the lane.

The Development Permit file indicates that Mr. T. Vancouver had been in contact with the Plan Checking Assistant regarding this application on February 7, 1977. No objections are recorded.

On May 3, 1977, Mr. T. Vancouver filed an Appeal to the Board of Variance (Appeal No. 20956) appealing the decision of the Director of Planning who approved the Development Permit permitting the development at 969 Homer Street. The Board of Variance, on May 18, 1977, allowed the Appeal

'but only on the basis that the application had been dealt with by the Director of Planning (using discretion pursuant to Section 3(14) of the Zoning & Development ByLaw,) whereas the Board considered that the application should have been considered by the Development Permit Board.'

Hence the application was referred to the Development Permit Board and was reviewed by them on June 27, 1977 with the following result:

'That the application be approved in accordance with the Staff Committee's recommendation but amending the use mentioned in their approval and condition 1(c) to 'warehousing'.'

Mr. T. Vancouver again filed an Appeal to the Board of Variance (Appeal No. 21008) appealing the decision of the Development Permit Board regarding its approval of Development Permit No. 76065. The Appeal was disallowed by the Board of Variance on July 14, 1977 and the decision of the Development Permit Board was upheld.

Mr. Vancouver, in his letter dated June 27, 1977, also referred to an application he filed approximately 1½ years ago to develop his property, which was considered not acceptable. Our records show that during the past two years Mr. Vancouver has filed the following three Development Permit Applications involving his property at 977 Homer Street:

Development Permit No. 70804 filed July 2, 1975

To erect a building with the cellar, basement and first floor for wholesale, second to eighth floors for residential. The proposed building would be 25 feet wide with a height of 83'6" from Homer Street with a floor space ratio of 4.86.

Continued

Clause No. 3 Continued

Mr. Vancouver was advised that the Planning Department could not support the density, height and bulk of the proposed development and he withdrew his application on August 8, 1975.

Development Permit No. 71166 filed August 5, 1975

To construct a building with the first floor retail, second floor auto repair and 60 dwelling units above. This development was for 100 foot site which included three adjacent lots and would have a height of 125 feet from Homer Street with a floor space ratio of 4.78.

Mr. Vancouver was advised that the application could not be supported by the Planning Department nor the Urban Design Panel and later withdrew this application on November 4, 1975.

Development Permit No. 76658 filed February 7, 1977

To alter the existing building and to use the main floor as offices and second and third floors for two dwelling units.

The Director of Planning approved the application on February 28, 1977 subject to various conditions and the applicant was also advised by letter dated May 1, 1977 that the development, as proposed, did not comply with the Vancouver City Building By-Law.

Mr. Vancouver, on April 7, 1977, requested that his application be amended so as to use the existing building for residential only (3 dwelling units). The amended application was approved by the Director of Planning on May 2, 1977 subject to various conditions. The conditions were complied with and Development Permit No. 76658 was issued on May 13, 1977.

This report was delayed pending the final decisions of the Development Permit Board and the Board of Variance.

As Council will recall, under Section 573(6) of the Vancouver Charter 'No appeal shall lie from a decision of the Board.'

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council and brings to Council's attention that Mr. Vancouver wishes to address Council as a delegation, despite Council's lack of power, under the Charter, over the Board of Variance. If Council grants this request, it should be heard at a time when the owner of the affected property at 969 Homer Street can be present.

RECOMMENDATION

4. Zoning Amendments to the Chinatown/Gastown Historic Area Schedules

The Director of Planning reports as follows:

"1. PURPOSE

The purpose of this report is to:

- a) Comment on the background to the HA-1/HA-2 Zoning Schedules, and certain problems that have recently become apparent.
- b) Propose minor amendments to the present schedules in order to permit the consideration of additional ground floor uses consistent with the existing use patterns and desired planning objectives for the two areas.

2. BACKGROUND

On September 24th, 1974, City Council approved the HA-1 (Chinatown) and HA-2 (Gastown) Zoning Schedules. One of the unusual features of these schedules is the restrictive number of permitted ground floor uses, and the separation of "Ground Floor" from "Upper and Basement Floors" in terms of permitted uses.

Clause No. 4 Continued

Ground floor permitted uses are limited to only retail or restaurant uses. All other uses are only permitted on the upper or basement floors of development.

When the original by-laws were drafted, it was intended to emphasize the importance of pedestrian-oriented retail and restaurant uses, particularly on the ground floor. It was also intended that the present clause 2.C. of each schedule would give some flexibility to consider special cases or other ground floor uses considered to be in keeping with the character of the two areas. Because of the legal wording of this section, however, it appears that only retail and restaurant uses can be permitted on the ground floor, as most other uses which are separately listed as "Upper Floor and Basement Uses" cannot be permitted on the ground floor. This means that in the case of the Chinatown area, for example, even the proposed Chinese Cultural Centre development, as a listed "Community Centre" use, cannot now be permitted as a ground floor use, as it is only permitted on the upper or basement floors.

Recently, three development permit applications have been submitted for ground floor office and wholesale uses within the Chinatown HA-1 Zone. After refusal by the Director of Planning on the grounds of being a use not presently listed in the HA-1 Zoning Schedule, two of these applications were appealed to the Board of Variance, and subsequently allowed. Both of these applications were for existing buildings, outside of the main retail commercial area, and were supported by the Chinatown Historic Area Planning Committee.

As a result of these development permit applications and general planning matters discussed by both advisory planning committees for the two areas, it has become apparent that the present zoning controls are overly restrictive in terms of permitted ground floor uses. Certain other uses such as office or wholesale which are presently not allowed on the ground floor, may be acceptable under certain conditions in certain parts of the two zones, as outlined in Section (3)(A)(1) below.

3. ZONING AMENDMENTS

A. Reasons for the Proposed Changes

1. Variation of Uses within Historic Areas

Certain street areas within the central part of the two historic zones are presently strongly retail/restaurant oriented. For Chinatown, Pender Street between Carrall and Gore, and for Gastown, Water Street between Carrall and Cordova, are presently the core retail shopping areas within each Historic Area. This use pattern should continue.

However, outside of and on the fringes of the core retail areas, many non-retail, non-conforming uses presently exist and have existed for many years. Although not providing the same level of activity as pedestrian-oriented retail uses, they do contribute positively to the general variety and character of the two historic areas.

Even within the present retail commercial core areas, non-retail ground floor uses exist which provide a necessary service for local businesses and shoppers in the area.

Both Historic Area Planning Committees feel that it is not realistic or beneficial to the areas as a whole to limit entirely ground floor uses to only retail or restaurant (as is the case with the present zoning). Outside of the core retail area, such uses as wholesale, office, etc. may be appropriate depending on location and other factors, and until such time as retail activity expands into these areas.

Within the core retail area, limited non-retail uses, (i.e. Banks, Real Estate and Professional Offices, Travel Agencies, Social Clubs, Theatres, etc.) should be able to be considered as ground level uses, provided that they do not seriously affect the

Continued

Clause No. 4 Continued

pedestrian interest and retail continuity, are felt to benefit the overall commercial interest of the area, and are uses providing a necessary service to the community.

2. Functional Differences between Chinatown and Gastown

There is a recognized difference of overall function between the two historic areas. Chinatown is primarily a Chinese Community-oriented specialty shopping and business district, whereas Gastown is largely a specialty retail and entertainment area, catering more to the entire City.

Although ground floor uses within the core areas of Chinatown and Gastown are mainly small retail shops or restaurants, in Chinatown particularly, many non-retail uses exist such as banks, trust companies, social clubs, wholesale and professional offices. These provide an important service to the local community, as well as adding to the general variety of activity which is characteristic of the area.

Gastown, however, because of its former function as a major wholesale, office area, still has a substantial amount of these uses, particularly in the eastern part of the HA-2 Zone, where little retail activity presently exists.

3. Need for a Legal Clarification of Certain By-law Sections

It is felt by the Director of Legal Services that certain sections of the by-law require minor qualification and changes in order to clarify the intent and interpretation of these sections.

B. Proposed Changes

Proposed amendments have been discussed with both the Chinatown and Gastown Historic Area Planning Committees on July 13th, 1977. Both Committees are in favour of the proposed amendments as outlined below and in Appendices 'A' and 'B'. Changes proposed are:

1. Elimination of the floor level distinction in the conditional use Sections (2).

The present sections 2.A. and 2.B. would be replaced by one section only, entitled "Uses", similar to other commercial zonings in effect at present.

2. Addition of clarifying phrase to the present paragraph explaining the context of approval of the 'conditional' uses listed under 2.A., so that the importance of ground floor retail/restaurant uses within the core retail area is emphasized.

This would add at the end of the paragraph the phrase:

"to the creation of pedestrian interest along the street, and to the importance of ground floor retail/restaurant uses within the core retail area."

3. Minor amendment to the wording of a qualifying phrase in present Sections 2.B.

This would simply replace "and/or" with "or", and is required for legal purposes.

4. Minor correction of the present section 2.C. of the Chinatown HA-1 Schedule only, to remove an error in wording, which was not present in the original draft of this section.

This would delete the word "not" on the second line from the top, so that the meaning of this section is consistent with the Gastown Zoning and other zoning schedules where a similar clause occurs.

Clause No. 4 Continued

5. Addition of clarifying phrase to the present section 1.A.
"Ground Floor Uses".

This would add the phrase: "For the purpose of this section, "Ground Floor" shall not be considered to include a basement", and is required for legal purposes.

4. RECOMMENDATIONS

The Director of Planning recommends that:

Council instruct the Director of Planning to make an application requesting amendments to the HA-1 and HA-2 Zoning Schedules, as outlined in Section (3) and in Appendices 'A' and 'B' of this report, and that this application be referred direct to a Public Hearing. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Development Permit Application #77558
Policemen's Parking Lot - 456 East Pender Street

The Director of Planning reports as follows:

"On September 16, 1975, City Council resolved:

'That, in order to provide the parking facilities called for in the collective agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a Development Permit and the Director of Planning be authorized to issue a Development Permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

- (a) the area being suitably gravelled,
- (b) the fee for parking be \$5.00 per month per car, with provision of this low cost staff parking not being considered a precedent,
- (c) the cost of gravelling, barricading and signing to be charged to contingency reserve,
- (d) the use of the lot for parking be subject to cancellation on thirty (30) days' notice.

Further that, only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one-year period only.'

Subsequently, a Development Permit No. 71835 was issued which permitted the use of the site as a temporary parking lot for a period of time expiring November 30, 1976.

Development Permit Application No. 77558 has now been filed to continue this use on the site. The application was approved by the Director of Planning on May 24, 1977 for the continued use of the site as a temporary parking area (private) for a period of time, expiring November 30, 1977, subject to the following conditions:

Continued

MANAGER'S REPORT, July 22, 1977 (BUILDING: A-4 - 9)

Clause No. 5 Continued

1. prior to the issuance of the Development Permit, this request is to be first submitted and approved by City Council,
2. the parking area is to be maintained, including surfacing and curbing, in good condition for the period of approval, in accordance with the approved drawings and the conditions of Development Permit #71835.

The Director of Planning recommends that the Development Permit be issued."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554 & 555

A-6

MANAGER'S REPORT, July 22, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Amendment to City Fire By-law

The Fire Chief reports as follows:

" As a result of a recent Bylaw Court Trial it became evident that some amendments to the Fire Bylaw are needed to improve the sections dealing with maintaining fire safety equipment required in buildings in good repair and efficient working order. At the present time, this requirement is usually specified in the Fire Bylaw section related to the particular requirement, however, many of the fire safety requirements are contained in the Building Code or the Fire Marshal's Regulations. To correct this problem, one specific section of the Fire Bylaw which requires all fire safety equipment to be kept in good order is required, regardless of which Code calls for the installation of the equipment.

RECOMMENDATION

The Fire Chief recommends that Council instruct the Director of Legal Services to draft the necessary amendments to the Fire Bylaw to provide for the proper maintenance and efficient working order of fire safety systems and equipment in all buildings. "

The City Manager recommends the foregoing recommendation of the Fire Chief be approved.

INFORMATION

2. Traffic Situation McLean Drive - Hastings to Pender

The City Engineer reports as follows:

"During the rezoning Public Hearing for the N/E corner of East Pender and McLean, concern was expressed about the traffic situation at this location and Council passed the following resolution:

'That the City Engineer report to Council on the traffic situation in the area of East Pender Street and McLean Drive in view of the concern expressed by the petitioners and Mrs. Hooge, including information on plans to widen the street.'

In her petition Mrs. Hooge was opposed to the rezoning "because of the effect on moving traffic due to the 400 block McLean Drive being only 33 feet wide".

McLean Drive between Powell and Venables has a substandard street allowance (not 66 feet) as listed below: (and illustrated in attached diagram)

Powell to Hastings (200 and 300 blocks):	50 feet
Hastings to Pender (400 block):	33 feet
Pender to Frances (500 block):	41.5 feet / 50 feet
Frances to Adanac (600 and 700 blocks):	50 feet
Adanac to Venables (800 block):	41.5 feet / 33 feet

Continued

MANAGER'S REPORT, July 22, 1977 (FIRE: A-6 - 2)

Clause No. 2 Continued

" Recognizing existing developments and the local access function of McLean Drive a 50 foot street allowance (although substandard) will be adequate to provide for the ultimate street development. In the areas zoned industrial (north to Pender) a 36' pavement (rather than a standard 40 foot pavement) can be constructed on a 50 foot street allowance which will provide an adequate level of service. Street widenings are being obtained to provide for a 50 foot street allowance and this rezoning (N/E corner Pender/McLean) was conditional on the dedication of an 8.5 foot widening strip increasing the street allowance to 41.5 feet. (Remaining 8.5 feet to come from property on the west side of the street)

Traffic volumes have been checked and are considered reasonable for the combination of industrial and apartment zoning in this area. The traffic that will be generated by the development on the rezoned site is not expected to create any problems. Because of the 33 foot street width McLean Drive is somewhat congested, however, this situation will improve when the street allowance is widened (to 50 feet).

Until such time as the street allowance on McLean Drive is widened to 50 feet between Hastings and Pender, there are no plans to construct curb and gutter and install a permanent pavement. As in other similar cases, property acquisition for street widening would be obtained through redevelopment, rezoning, etc.

The City Engineer submits the foregoing for INFORMATION. "

The City Manager submits the above report of the City Engineer for INFORMATION.

RECOMMENDATION

3. Continuation of "Task Force" to Upgrade Existing Hotels and Apartments

As a result of Council decisions on Dec. 18, 1973 and Dec. 3, 1974, the establishment of the Fire Department was increased by 4 Fire Marshalls and 1 Clerk Typist to form a Task Force to upgrade existing Hotels and Apartments.

At the regular meeting on January 11, 1977, City Council approved the following recommendations of the City Manager:

- (a) THAT the Fire Chief report on the status of the Phase III upgrading and the effects of the Fire Bylaw Appeal Board prior to July 31, 1977, and
- (b) THAT the Task Force be continued to that date.

The Fire Chief reports:

"Council is aware the establishment of a Fire Bylaw Appeal Board requires an amendment to the City Charter. The City Law Department anticipates Charter Amendments will be dealt with by the Legislature in the month of August 1977.

A survey of all buildings classified as "hotels" under the Fire By-law which are 3 or more storeys in height and constructed prior to 1960 has been carried out in Phase III. This includes 892 buildings in the remaining area of the City outside the "Core Area". Originally it had been estimated that 400 buildings would be involved, but it has now been discovered that the number is 892, since many buildings listed in the City files as 2-storeys in fact have 3 or more storeys being occupied.

Continued

Clause No. 3 Continued

"Orders have been issued to 500 of these buildings and as of June 15, 1977, responses have been received from 314, as follows:

Appeals	184
Completions	71
Work progressing	45
Demolished or vacated	14
<u>TOTAL</u>	<u>314</u>

City Council has delegated the "Building Board of Appeal" as mediator in Fire Bylaw cases. This Board has been briefed by the Fire Department of the requirements of the Fire Bylaw. The Task Force is presently involved with requests from owners and contractors to make on-site detailed consultations relative to the upgrading requirements and finalizing the details on those remaining in the "Core Area". The Task Force will also be required to act as a resource to provide the necessary detail for presentation to the Appeal Board when the appeals are heard. This requires the continuing expertise of the Task Force until upgrading is complete.

RECOMMENDATION:

The Fire Chief recommends continuation of the Task Force for a minimum of two years or until Phase III upgrading is complete. At that time a report will be submitted with recommendations as to the disposition of this group. "

The City Manager RECOMMENDS the recommendation of the Fire Chief be approved, but on condition that the size of the task force be reviewed by Council within one year of the establishment of the Fire Bylaw appeal procedure.

CONSIDERATION

4. Use of Sound Truck - Glad Tidings Temple Parade

The City Engineer reports as follows:

"The Glad Tidings Temple of 3456 Fraser Street have permission from the Chief Constable to hold their annual parade on Saturday, August 6, 1977 in the area east and west of Fraser Street between 17th and 23rd Avenues.

The Temple is also asking Council for permission to use a sound truck in this small annual local-area parade. Council has approved use of a sound truck in previous years and no complaints have been received concerning such use. There is no objection from an Engineering or Police standpoint for the use of a sound truck as requested.

Approval of sound truck use is a matter of Council policy under Section 81 (4) of the Street and Traffic By-law and accordingly, this request is referred to Council for their CONSIDERATION.

The City Engineer submits the foregoing report for CONSIDERATION."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Manager's Report, July 22, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Mayor's Fund - Travel Expenses

The Director of Finance reports as follows.

"There are occasions when it is appropriate for the Mayor to be accompanied by his wife, when travelling on City business, for performing a hostess function, etc. The present policy of Council is that the payment of the costs of the Mayor's wife travelling with him requires the specific prior approval of Council in advance, with two minor exceptions.

Since such travel is relatively infrequent, and the Mayor is the most appropriate person to judge the necessity of his wife accompanying him, it is recommended that the Mayor be authorized to approve his wife accompanying him where in his opinion her attendance is appropriate. The costs would be specifically for hotel accommodation in excess of the single rate and for transportation, but no per diem amount would be payable. The costs would be charged to the Mayor's Fund.

It is therefore RECOMMENDED that the Mayor be authorized to approve his wife accompanying him on City business where in the Mayor's opinion her attendance is appropriate."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

INFORMATION

2. Insurance on City Bridges

The Director of Finance has submitted the following report.

"The existing insurance on the City's bridges expired as at July 1, 1977. The annual premium on the expiring policy was \$55,199. per year.

The new replacement value of the seven (7) bridges and/or viaducts insured is now \$84,932,000, representing an 11.1% increase in value over the expired policy.

The City insures its bridges on an all risks basis including earthquake (only City assets insured against earthquake) and the earthquake coverage creates severe marketing problem. In order to renew on the same basis this year with full \$85,000,000 earthquake limit, the premium would be approximately \$92,000 annually. The primary problem with the earthquake coverage starts to occur when one gets over a certain limit in underwriter risk. Our insurance brokers were able to get a renewal on a basis of all risks coverage, including earthquake, for the total value of the bridges but with a limit on any one loss of \$50,000,000. The annual premium for this policy would be \$57,672. It is quite obvious that the only single occurrence that could cause any where near \$50,000,000 of loss to our bridges would be an earthquake and if such a severe earthquake occurred it is quite obvious that much or most of the City would be destroyed. The brokers also developed an option of all risk coverage excluding earthquake and subject to a limit of any one loss of \$35,000,000, at an annual premium of \$38,900. By comparing the first and last alternatives it appears that full earthquake coverage on the bridges would cost approximately \$53,000.

The insurance brokers agree with myself that the middle option of insuring on an all risk basis but with a limit of any one loss of \$50,000,000, is the most appropriate insurance for the City's bridges.

Clause #2 continued:

I have therefore authorized the brokers to cover on this basis which represents only a very slight increase over last year's cost but if Council would prefer one of the other two alternatives this can be arranged."

The City Manager submits the foregoing report of the Director of Finance for Council's INFORMATION.

RECOMMENDATION

3. Gastown Steam Clock

The City Engineer reports as follows:

"INTRODUCTION

In a report to Council dated March 11, 1975, the Planning Department outlined the proposed construction and dedication of the Gastown Steam Clock to be located at the corner of Cambie and Water Streets and recommended that:

' ... Council approve in principle the acceptance of the Gastown Steam Clock, subject to satisfactory agreements regarding maintenance and liability being arranged and reported to Council, by the City Engineer and the Director of Legal Services.'

The recommendation of the Director of Planning was adopted by Council on March 18, 1975. The purpose of this report is to provide Council with information regarding maintenance and liability.

BACKGROUND

The idea of the steam clock originally arose as a means of masking two large steam vent pipes which ventilate Central Heat's underground chamber at the corner of Water and Cambie Streets. It was agreed by Central Heat Limited that they would provide the steam power plant and a continuous supply of steam for the operation of the plant and that Mr. R.L. Saunders and Gillett Johnston Ltd. would undertake construction and maintenance of the clock works and framing.

Delays in delivery of materials, construction, and testing have resulted in postponement of the clock's installation from the original date of September 1975, to the current dedication date proposed for September 1977, to coincide with Gastown Days. Among other things, the total estimated capital cost of the clock has risen from approximately \$25,000 in 1975 to \$42,000 at present. These costs are being borne by various Gastown organizations.

The intention of these organizations has been to dedicate the clock to the City of Vancouver with the City being responsible for maintenance costs and liability. This arrangement would vary somewhat from, for example, the agreement for Gassy Jack's statue at Maple Tree Square which is maintained by the adjacent property owner, Charterhouse Properties.

PRESENT STATUS

Discussions have been held with the horologist, Mr. R.L. Saunders. Although it is difficult to estimate the maintenance costs because of the nature of the device ('World's First'), the following proposal has been submitted:

1. That Central Heat Limited will commit to providing a continuous supply of steam for the clock, at no cost to the City.
2. That R.L. Saunders will commit to maintaining the steam engine at the City's cost, estimated to be \$350 annually.
3. That Central Heat Limited will commit to a maximum of \$1,500 per year, for maintenance (including parts and labour) of the steam systems of the clock.
4. That R.L. Saunders will commit to maintaining the clock works at the City's cost, estimated to be \$500 annually.
5. That R.L. Saunders and Central Heat Limited would maintain the clock for one year after dedication, at no cost to the City.

Clause #3 continued:

On the basis of the foregoing, it is anticipated that the City will incur annual maintenance costs of approximately \$850., commencing in late 1978 (one year after dedication of the clock). In addition, special maintenance procedures every two or three years designed to minimize wear will result in periodic expenditures of approximately \$650. An inventory of replacement parts including spare steam engines will minimize maintenance expenditures and 'downtime' in the future.

With respect to liability, the proposal is that the City will undertake public liability for the steam clock since it is to be dedicated to the City and installed on City street allowance. It should be noted that in the design of the clock, including the framing and foundation, public safety and security have been major considerations. A concrete foundation, tempered glass panels, and a special burglar proof lock system have been provided. However, it should be recognized that despite these preventative and cautionary measures, the clock will be susceptible to damage from vehicles, the costs of which cannot always be recovered by property damage claims. Our experience to date with bollards and other street furniture is that increased maintenance costs due to damage by vehicles is possible. Therefore, funds other than normal maintenance allocations may be required from time to time to cover costs incurred for repair of the clock in cases where these costs cannot be recovered through property damage claims.

When considering the matter of steam clock previously in 1975, it was understood that the steam clock would be constructed and installed at no cost to the City and that the City would undertake maintenance and liability for the clock, subject to satisfactory arrangements being made and reported to Council for approval.

It is therefore RECOMMENDED that:

- A. The City Engineer and Director of Legal Services be instructed to enter into maintenance agreements with Central Heat Limited and R.L. Saunders for maintenance of the steam clock as per the proposal outlined in this report.
- B. The City accept liability in respect of the Gastown Steam Clock.
- C. Funds be allocated for the City's share of maintenance in the 1978 Streets Maintenance Budget."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 546

A-9

MANAGER'S REPORT, JULY 22, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERSRECOMMENDATION1. Encroachment onto City-owned property south side of King Edward between Sophia and John Streets

The Supervisor of Properties reports as follows:

"Lots 4A, 5A, 6A, D.L. 631 and portion of 632, Plan 1338 located south side of King Edward between Sophia and John Streets, were reserved from sale to provide for lane and street needs. A lane area has now been established and as the City Engineer advises further widening of King Edward at that location is not being considered it is proposed to resubdivide and place the City lots on the market for sale.

The Survey Department has advised that the building on privately-owned Lot 3A encroaches onto City-owned Lot 4A by approximately sixteen inches. The best method of resolving the problem is to sell a two foot strip to the owner of Lot 3A and to resubdivide the private City-owned lots.

Negotiations with the owner of Lot 3A indicate that he is willing to purchase two feet of City-owned land on the following basis:-

1. Total purchase price \$2,000 inclusive of taxes and administration fee
2. Terms:
 - A. Deposit \$1.00
 - B. Balance of \$1,999 to be paid on or before November 1, 1977
3. The two foot strip from City-owned Lot 4A to be consolidated with Lot 3A, the City to provide the deed and plan of subdivision, any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchaser.

It is recommended that a two foot strip of City-owned land be sold to the owner of Lot 3A for \$2,000 on the terms mentioned above and that lots 3A to 6A inclusive, D.L. 631 and portion of 632 be resubdivided."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Acquisition for Land Assembly
1456 East 12th Avenue

The Supervisor of Properties reports as follows:

"The above property, legally described as Lot 8, Block 171, D.L. 264A, has been offered for sale to the City by the owner. Said property is located on the south side of 12th Avenue, west of Woodland Drive between City Lot 9 on the east side, measuring 23 feet X 115 feet and City Lots 5, 6

cont'd.....

MANAGER'S REPORT, JULY 22, 1977 (PROPERTIES: A9-2)

Clause #2 continued:

and 7 on the west side, each measuring 33 feet X 122 feet. This property together with the City property, would result in an assembled site 155 feet X 122 feet fronting on 12th Avenue.

The Property Endowment Fund Board meeting of June 30, 1977, resolved that the Supervisor of Properties negotiate the acquisition of said property for assembly purposes subject to approval by City Council.

It is noted that the existing City lands are fettered with a 20 foot Public Utility easement which restricts their marketability, and purchase and resubdivision of this property will make the land more viable for sale and development.

The property, which is 33 ft X 122 ft. and zoned RT-2 is developed with an older residential frame dwelling erected in 1912. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, wood shingle and siding exterior and heat is supplied by an automatic gas-fired furnace. The building due to age is showing signs of wear and tear.

Negotiations with the representative of the owner confirm that she is prepared to sell for the sum of \$42,000.00 as of June 30, 1977. In view of the condition of the dwelling it is recommended that it be demolished and the entire assembled site be put on the market for sale.

Recommended that the Supervisor of Properties be authorized to acquire Lot 8, Block 171, D.L. 264A, known as 1456 East 12th Avenue on the foregoing basis, chargeable to Code # 5927/9820, Property Endowment Fund General."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Properties - W/S Commercial between Venables & Parker and 1822 W. 2nd Avenue

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lot 1, Block 23, D.L. 264A, Plan 16742

Situated: W/S of Commercial Drive between Venables and Parker Streets

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS OF SALE</u>
Athanasias & Charalabe Athanasopoulos	5,545 sq.ft.	\$90,600	City Terms @ 11%	Bulkhead Agree- ment required-- Lot above street & lane level.

cont'd.....

MANAGER'S REPORT, JULY 22, 1977 (PROPERTIES: A9-3)

Clause #3 continued

Lot 16, except south 2 feet, Block 227, D.L. 526
1822 West 2nd Avenue

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS OF SALE</u>
Meyer Holdings Ltd.	25' x 118'±	\$45,200	City Terms @ 11%	Bulkhead Agree- ment required-- Lot below lane level; subject to existing tenancy. "

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

INFORMATION

4. Demolitions - 323 & 333 East 2nd Avenue

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
323 & 333 East 2nd Avenue (former City Dog Pound) A of Sub. 14-22, Block 4, D.L. 200A	To be marketed for Sale	Arrow Demolition
<u>City to Pay</u>	<u>Code No.</u>	
\$2,135.00	431/1710	

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 557

B

MANAGER'S REPORT

July 19, 1977

TO: Vancouver City Council

SUBJECT: Tender 774 - A.C. Pavement on Sundry Lanes

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on July 19th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid and unit prices for major items of work included in these tenders are available to Council members in the office of the City Clerk.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction. Also certain of the lane paving projects within this contract are Local Improvement projects being advanced to a Court of Revision on July 26th, 1977, and so quantities may vary as a result of this Court.

The City Engineer RECOMMENDS that, subject to the proceedings of the Court of Revision and subsequent approval of Council:

- (a) a contract be awarded to the low tenderer as follows:

Contract 774 - A.C. Pavement on Sundry Lanes

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

for the amount bid, namely, \$207,043.50.

- (b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 557

MANAGER'S REPORT

July 21, 1977

TO: Vancouver City Council

SUBJECT: D.P.A. No. 77018
Little Billy's Pizza and Steak House
1796 Nanaimo Street

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"The City Clerk received a letter from Tom, Paul and Harry Paschalidis of the Little Billy's Pizza and Steak House requesting to use an additional portion of the existing building to enlarge their existing restaurant, which was refused on two occasions by the Director of Planning. This letter was accompanied by a petition containing approximately 178 signatures supporting their request. The signatures were from people from the immediate area, throughout Vancouver, Burnaby, Delta and Richmond.

The following is a brief resume of the Development Permit Applications and Appeal to the Board of Variance concerning their requested extension to the existing restaurant.

Development Permit Application No. 76054

Development Permit Application No. 76054 was filed by Little Billy's Incorporated on November 30, 1976 to alter and use an additional 800 sq. ft. portion of the main floor of the existing building to enlarge the existing restaurant and also to relax the required parking and loading. The drawings submitted with the application indicated that the proposed enlarged restaurant would have approximately 2870 sq. ft. and a seating capacity of 130 persons, and the building presently contains 4 dwelling units on the second floor.

The Director of Planning, on December 13, 1976, reviewed this application and refused it for the following reason:

'That there is considered insufficient peculiarity of the site or development to warrant the relaxation of the required 10 off-street parking spaces to 8'.

When reviewing this application the Director of Planning considered the City Engineering Department's comment that they were not prepared to support the required relaxation of off-street parking.

Development Permit Application No. 77018

Development Permit Application No. 77018 was filed by Little Billy's Incorporated on March 15, 1977 to use a 800 sq. ft. portion of the main floor of the existing building to enlarge their existing restaurant and to relax their required loading and unloading spaces.

On April 13, 1977, the Director of Planning again refused this application for the following reason:

'It is considered that there is insufficient peculiarity of site or development to warrant the relaxation of the required 10 off-street parking spaces to 8'.

Appeal No. 20952

Appeal No. 20952 was filed on April 22, 1977 appealing the decision of the Director of Planning on refusing the above noted Development Permit Application. The Board of Variance, on May 4, 1977, disallowed the Appeal and the decision of the Director of Planning was upheld.'

Cont'd . . .

- 2 -

This site is located in a C-1 Commercial District (local). The main purpose of a C-1 Zone is to permit small establishments, which serve the day to day needs of the local residents.

For Council information, a similar restaurant in the C-1 zone at the corner of Cambie and 59th Avenue (which supplied the required parking on the site) has resulted in numerous complaints from the immediate neighbouring property owners with regard to the inconvenience caused by the parking in and on adjoining lanes and streets."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council, noting that under the Charter, decisions of the Board of Variance cannot be appealed to Council.

FOR COUNCIL ACTION SEE PAGE(S) 551

D

MANAGER'S REPORT

July 20, 1977

TO: Vancouver City Council

SUBJECT: Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

BACKGROUND

"On June 28, 1977 when considering a report from the Directors of Planning and Social Planning, Council resolved:

- 1) THAT Council endorse the Robson Park location for the new Kivan Club and that a Committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board Commissioners and urge them to reconsider and approve this location as soon as possible.
- 2) FURTHER THAT, should the Park Board not be agreeable to the use of Robson Park for development of a new Kivan Boys' and Girls' Club, the Supervisor of Properties be instructed to report to Council on a site adjacent to Robson Park suitable for the construction of the Kivan Boys' and Girls' Club, to include a report from the Director of Finance on suitable financing of the site aquisition.'

Pursuant to clause 1 of the above resolution a committee of Aldermen (Gerard, Brown, Gibson) and the Directors of Planning and Social Planning met with Park Board Commissioners on July 11, 1977. Following discussion, the Park Board reaffirmed its earlier motion of February 21, 1977 to not allow construction of a Youth Club on Robson Park. The Robson Park alternative will not be pursued any farther.

SITE(S) ADJACENT TO ROBSON PARK

Clause 2 in the above resolution was introduced by Council at its meeting of June 28, 1977. Since then, the Supervisor of Properties has investigated site availability adjacent to Robson Park and reports that only one site is available at this time. No other sites are expected to become available in the near future.

The one available site is located on St. George Street across from the N.W. corner of Robson Park. (Appendix 1A). The site is zoned RT-2, as at 12th and St. Catherines. (A Boys' & Girls' Club is a conditional use under RT-2 zoning). The site measures 14,480 square feet with a 74 ft. frontage, no lane access and an irregular shaped rear lot line. The Planning Department prepared preliminary plans showing site development potential for review by the Boys' and Girls' Club. The preliminary site plans show that under the City's Zoning Bylaw a Club building is possible as a conditional use, but that the design would have to be "unconventional" in order to accommodate a gymnasium and accessory club rooms. The Boys' and Girls' Club in a letter dated July 14, 1977 (attached) state that the Club's Board of Directors and staff find the St. George site to be unacceptable for construction of a new Club. Instead, the Boys' and Girls' Club request that approval be given to go ahead with construction at the 12th/St. Catherines location.

On July 19, 1977, the citizens N.I.P. Committee resolved that, while Robson Park or an adjacent site are preferred over 12th & St. Catherines, the overriding concern at this time is to ensure a speedy decision for approval to construct a new Club. The Directors of Planning and Social Planning support the N.I.P. Committee's stand, noting that availability and assembly of an adequate site adjacent to Robson Park could take up to 3 years.

Cont'd . . .

12TH & ST. CATHERINES ALTERNATIVE

In light of the foregoing - poor site availability around Robson Park, need for speedy decision - it is recommended that Council reconsider its motion of June 28, 1977 to locate Kivan on or adjacent to Robson Park and instead grant approval to build at 12th & St. Catherines. This location has the distinct advantage of a central location.

- 1) The 12th & St. Catherines alternative involves enlarging the existing City owned site by acquiring the adjacent lot to the east to allow construction of an adequate minimum size Kivan. The adjacent lot owned by the Boys' and Girls' Club was purchased in July 1976 when it came on the market. The purchase was made with the intention of resale to the City for lease back for a new Club. The Boys' and Girls' Club borrowed money from committed building funds to make the purchase after receiving verbal assurance from the former Mayor that the City would consider a buy-back scheme.

The adjacent lot (914 E. 12th Ave.) could be purchased from the Boys' and Girls' Club utilizing City of Vancouver funds or N.I.P. funds. The amount is \$47,848. The Director of Planning recommends that City of Vancouver funds be used so that all N.I.P. monies are available to meet construction costs. It should be noted that after a new Kivan Club is in operation the Boys' and Girls' Club will consider phasing out the Kimount unit currently located on City owned land at 6th Ave. & Guelph Street. It is recommended that upon completion of a new Kivan the Director of Social Planning, in conjunction with the Boys' and Girls' Club, evaluate the Kimount unit vis-a-vis Kivan. A decision on whether to sell the Kimount site should be reserved until after a new Kivan is in operation.

Regarding purchase of 914 E. 12 Ave. the Director of Finance recommends that the City purchase the property on the condition that an immediate decision is made to sell the present Kimount site (6th & Guelph) when the new Kivan is built in order to reimburse the Property Purchase fund.

- 2) Closing all or a portion of St. Catherines Street adjacent to the Kivan site to provide open space for the Youth and general community has been previously commented on in the report to the Standing Committee of Council on Planning and Development - June 16, 1977. Council did not deal with this matter because a site in the vicinity of Robson Prk. was preferred. The City Engineer is opposed to the closure or reduction of St. Catherines St. (comments from June 16/77 report attached as Appendix 2). If the street is not closed or reduced, the suitability of the Kivan site with regard to floor space ratio is not impaired. It is recommended that this closure be considered separately by Council at an early future date.

The City Engineer is prepared to restore 7 feet to the depth of the City-owned 12th/St. Catherines site. The 7 feet had earlier been removed for a road widening program, since abandoned.

3. The Boys' and Girls' Club, in their letter dated July 14, 1977 ask that the lease on the Kimount site be renewed for a further period of time

C.M.H.C. concurs with this N.I.P. expenditure.

Regarding recommendations 2,8,9, below, the Director of Finance recommends that recommendation 2 be approved only on the condition that an immediate decision be made to sell the City owned Kimount site upon completion of a new Kivan and that recommendation 8 & 9 not be approved but that the Boys' and Girls' Club be granted a temporary lease on the Kimount site to terminate upon completion of a new Kivan. The Directors of Social Planning and Planning differ with the Director of Finance on these points. The Director of Social Planning suggests that the decision on Kimount be made after a new Kivan has been operational for 6 months and evaluated by the Directors of Social Planning and the Boys' and Girls' Club.

RECOMMENDATIONS

- 1) THAT in view of the Park Board decision to not allow the Kivan Boys' and Girls' Club to be built on Robson Park and the poor site availability situation adjacent to Robson Park THAT Council endorse the 12th & St. Catherines location as an appropriate site for a new Kivan Boys' and Girls' Club.
2. THAT the City purchase 914 E. 12 Ave. for \$47,848. from the Boys' and Girls' Club, with funds from the Property Purchase Fund, for consolidation with the existing City owned site and lease back to the Boys' and Girls' Club at a nominal rent and THAT the Supervisor of Properties be authorized to arrange demolition of 914 E. 12 Ave. - chargeable to the Properties Purchase Fund.
- 3) THAT Council authorize the Supervisor of Properties to arrange for demolition of the old firehall at 12th/St. Catherines (900 E 12 Ave.). Demolition chargeable to Account Code #5927/9820.
- 4) THAT Council instruct the City Engineer to restore 7 feet (no longer required for 12th Ave. widening) to the depth of the 12th/St. Catherines City owned site.
- 5) THAT Council instruct the Director of Planning and the City Engineer to report back to the standing Committee of council on Transportation as soon as possible on the closure or narrowing of St. Catherines St. from 12 Ave. to the lane south of 12 Ave.
- 6) THAT Council approve appropriation of \$250,000. N.I.P. funds for construction of a Kivan Boys' and Girls' Club the expenditure to be cost shared as follows:

Federal	(28.55%)	\$71,428.26
Provincial	(14.28%)	35,714.13
City	(57.1%)	<u>142,857.61</u>
		250,000.00
- 7) THAT Council authorize City staff to enter into lease negotiations with the Boys' and Girls' Club for the site at 12th/St. Catherines (900 & 914 E. 12 Ave.) and report back to Council.
- 8) THAT Council authorize City staff to renew the lease on the City owned Kimount site for a period of 5 years on conditions similar to the past and to the satisfaction of the Director of Legal Services.
- 9) THAT Council instruct the Director of Social Planning in conjunction with the Boys' and Girls' Club to evaluate the Kimount unit vis a vis Kivan after the new Kivan unit has been in operation for 6 months. A decision on whether to sell the Kimount site is to be made after this evaluation."

The City Manager RECOMMENDS approval of recommendations (1) to (7) and submits for CONSIDERATION recommendations (8) and (9) noting the alternative suggestion of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) ~~108~~ 557

MANAGER'S REPORTDATE July 22, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed "Gastown-Uptown Trolley System"

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The Gastown Historic Area Co-ordinating Committee has submitted a proposal to operate a no-fare bus service with 2, or possibly 3, converted motorized cable-cars to link various downtown department stores and Gastown. The proposed operation, called 'Gastown-Uptown Trolley System', is as follows:

Fares:	Free.
Routing:	As per attached plan A (since this routing is not possible until Robson Street in the Provincial Court complex is opened, an interim routing is proposed as per attached Plan B).
Stop Locations:	8 locations as marked on Plan B; 4 of which are B.C. Hydro bus stops.
No. of vehicles:	2, or possibly 3, converted cable-cars.
Frequencies:	(i) under 30 minutes if 2-car operation. (ii) Under 20 minutes if 3-car operation.
Hours of operation:	(i) Monday-Friday 11:00 a.m. - 8:00 p.m. (one hour break) (ii) Saturday 10:00 a.m. - 7:00 p.m. from 4:30 to 5:30 p.m.)

The Gastown Historic Area Co-ordinating Committee proposed a routing which uses the transitway in the Robson Square complex as per attached Plan A. However, because the transitway on Robson between Howe and Hornby Streets is not expected to be opened until after September, 1977, the Gastown Historic Area Co-ordinating Committee proposes an interim route (see Plan B).

The proposed interim routing is similar to the routing approved by City Council for the 1976 Christmas Shoppers Bus that was not implemented. From a traffic point of view, this routing is satisfactory, apart from the proposed use of Granville Mall, which is presently restricted to buses operated by the B.C. Hydro Transit system. A change in the Granville Mall By-law will therefore be required to accommodate the proposed service. The Director of Legal Services reports that necessary amendments can be made to enable the proposed Gastown-Uptown service to go into operation as requested in the second week of August, 1977.

However, it should be noted that in the past, many applications to use Granville Mall by chartered buses have been refused because such use contravenes the by-law and, therefore, should the Granville Mall By-law changes be made to accommodate the above proposal, renewed interest and further applications to operate on Granville Mall can be expected from the various charter bus groups.

The proposed hours of operation are 11:00 a.m. to 8:00 p.m. Mondays to Fridays and 10:00 a.m. to 7:00 p.m. on Saturdays. A one-hour break (4:30 - 5:30 p.m.) during the evening rush hour is also proposed. It should be noted that the Christmas Shoppers' Bus of 1972, 1973 and 1974 did operate in the day and evening, but it did not operate between 4:00 p.m. and 7:00 p.m. However, in view of the low bus volume (2 or 3 buses per hour) and experimental nature of this proposal, the Engineering Department feels that the proposed hours of operation, which include most of the PM peak travel period, can be considered for a 2-month trial period.

Four of the eight proposed stop locations for this service are at B.C. Hydro's bus zones and, depending on the degree of activity and conflict at these locations, some or all of these bus zones may have to be lengthened to accommodate the proposed service. They also propose the use of two existing loading zones on Water Street in Gastown as bus stops, which could result in some displacement of truck loading activities and some related difficulties.

If the proposed service is approved, the Engineering Department would monitor its operation for the two-month trial period and adjust bus stop locations as necessary to minimize disruption to truck loading operations.

In view of the fact that the vehicles to be used for this operation are located in Victoria and the Engineering Department has not had the opportunity to view them, it is difficult to assess the suitability of these vehicles to operate this service on City streets. Accordingly, if this proposal is approved, it should be subject to the condition that the vehicles:

- (i) meet all Provincial Motor Vehicle and Motor Carrier regulations and standards, and
- (ii) satisfy the City Engineer with regards to safety and operating characteristics.

The Engineering Department has discussed the proposed no-fare 'Gastown-Uptown Trolley System' with B.C. Hydro, whose comments are as follows:

'B.C. Hydro wishes to indicate their concern over the proposed 'free' cable car type of service in the downtown area of Vancouver.

The Hydro transit system is heavily subsidized and provision of competing free service will result in revenue losses. Furthermore, approval of the proposed service may create a precedent for other competing operations within the Hydro service area.

The type of vehicle proposed is not compatible with Hydro vehicle standards from a standpoint of passenger loading and unloading and there is concern regarding the mixing of this vehicle with Hydro operations.

Hydro is prepared to discuss the possibility of providing special services of this nature themselves utilizing regular transit vehicles.'

CONSIDERATION

The no-fare 'Gastown-Uptown Trolley System' proposal is put forward for the CONSIDERATION of Council for a 2-month trial period, and if approved, should be subject to the following conditions:

1. The vehicles meet the appropriate Provincial regulations and standards (including both the Motor Carrier Branch and Motor Vehicle Branch).
2. The vehicle's safety and operating characteristics be to the satisfaction of the City Engineer.
3. The Director of Legal Services be directed to amend the Granville Mall By-law so that the service can be implemented during the second week of August, 1977.
4. The interim routing for the 'Gastown-Uptown' service be approved, as shown on Plan B.
5. The City Engineer be directed to report back on the workability of the proposed service after the two-month trial operation, including proposed permanent routing through the Robson Square transitway, as shown on Plan A.

The City Engineer submits the above report for the CONSIDERATION of Council."

The City Manager submits the above report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 605

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 7, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 7, 1977 at approximately 1.30 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Gibson
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Brown

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATIONS1. Pt. Grey Road Waterfront Properties

The Committee considered a report of the City Manager dated June 23, 1977 (copy circulated).

On April 5, 1977 Council passed the following motion:

'THAT in respect of the Point Grey Waterfront properties, the Director of Planning report on the following:

- What can be done to prohibit further growth and changes to existing buildings;
- Description of the priority areas and the acquisition costs of properties to date;
- What control Council has over the ultimate design of buildings being proposed;

FURTHER THAT the Local Area Planning Committee be kept informed of this action.'

In the report the Director of Planning stated that in order to respond to the Council resolution it is necessary to examine the implications of the various possible alternatives including the existing policy of property acquisitions. The report states in part the future of the waterfront properties on Point Grey Road has been debated since 1929 when Bartholomew's 'Plan for Vancouver' proposed that the City acquire all waterfront property for park and that a scenic drive be constructed. The 1946 revision of Bartholomew's report recommended abandoning such a policy along Point Grey Road because of excessive costs. The City has over the years considered a variety of alternatives, e.g. upper scenic drive park scheme, lower road scheme, walkway scheme. In 1969 the City adopted a policy to acquire property on the north side of Point Grey Road as and when it is offered for sale on a voluntary basis with priority given to certain sections. A number of properties have been acquired since that date. On the basis of recommendations arising from the Kitsilano Area Planning program, City Council on December 7, 1976 reaffirmed its acquisition policy on the basis of a willing seller/willing buyer. At that time it was noted that this would

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 7, 1977

(I - 2)

Clause #1 continued:

be a very long term policy and it was therefore felt appropriate to permit property owners to renovate existing buildings and to redevelop at a low density.

The report discusses design control, alternative policies on parkland acquisition, control of growth and changes to existing buildings, implications of complete acquisition, Park Board position and the Kitsilano Citizens Planning Committee position.

The Director of Planning noted that because of the strong views of various groups and individuals on this matter, the report should be circulated for comment. After further input is received by interested groups and individuals, an indepth report on methods to implement the resultant Council policy, would be appropriate. The 1977 work programme of the Planning Department has been set and Point Grey Road could not be added as a high priority. If the study is to be considered a high priority Council may wish to hire a consultant.

The Committee discussed the acquisition of properties and felt that it should remain as a selective acquisition programme. It was also felt that the beach should be retained in its natural state as much as possible and that no bicycle path should be constructed.

Mrs. M. Piggott appeared before the Committee and urged they adopt a long term policy for acquisition of all the property on the north side of Point Grey Road for park and a scenic drive.

The Committee

RECOMMENDED

THAT because of the strong views on this issue held by a number of groups and individuals, the report be sent to the Parks Board, Local Area Planning Committee and made available to other interested groups for comment, and that these comments be considered by the Planning and Development Committee by Fall of this year.

2. Proposed Buildings at 2883 & 2891/93 Pt. Grey Road

The Committee considered a report dated June 30, 1977 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advises that as a result of a petition from neighbouring property owners, City Council considered a Manager's Report (on file in the City Clerk's office) on the sites at 2883 and 2891/93 Point Grey Road.

One of the property owners, Mrs. Murson appeared before Council on May 10, 1977 to express her concerns. Council instructed that a report be prepared as to whether the buildings in question conform to City By-laws.

The Director of Planning advises that the designs of both buildings were cleared by the Secretary of the Urban Design Panel on behalf of the Panel. Both developments comply with the requirements of the Zoning and Development By-law and are within the established building line.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 7, 1977

(I - 3)

Clause #2 continued:

With respect to the building at 2883 Point Grey Road (Development Permit No. 74430), this one-family dwelling on an existing 20' wide lot is presently under construction and nearly completed.

An inspection by the Inspection Division of the Department of Permits & Licenses found that the development complies with the approved drawings, with the exception of:

- (a) portion of the parking structure at the front of the building projects into each of the required side yards maintaining a nil side yard in lieu of the required 2'.
- (b) forms exist in the rear yard along a portion of the easterly property line. It appears that these forms were placed to provide for a concrete retaining wall which, as mentioned in Mrs. Murson's letter, was disallowed by the Board of Variance.

Normal enforcement procedures are now under way regarding the two above items.

Development Permit Application No. 75877 for 2891/93 Point Grey Road was issued on November 30, 1976 permitting the construction of a semi detached two-family dwelling. The drawings approved with this Development Permit complied with the Zoning and Development By-law requirements but construction of this building has not yet commenced.

RECOMMENDED

THAT the report of the City Manager dated June 30, 1977 be received for information.

The meeting adjourned at 2.10 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 558-559



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JULY 14, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 14, 1977 at approximately 1.30 P.M.

PRESENT : Alderman Gibson, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Harcourt (Leave of Absence)

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATIONS

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated July 7, 1977 from the Zoning Planner forwarding the monthly status of rezoning applications as of July 7, 1977 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, advised that with respect to the rezoning applications from the Greater Vancouver Housing Department for the north-west corner of East 14th Avenue and Nootka Street, the required revised drawings were expected from the architect shortly and as soon as they are received the processing of the application would proceed as quickly as possible.

RECOMMENDED

THAT the monthly status of rezoning applications as of July 7, 1977 be received.

2. Riley Park Neighbourhood Improvement Program: Neighbourhood Improvement Plan & Implementation Stage Administration

The Committee considered a report of the City Manager dated July 6, 1977 (copy circulated) in which the Director of Planning outlines the proposed Neighbourhood Improvement Programme for Riley Park formulated by the Riley Park Citizens N.I.P. Committee over the past six months in close cooperation with the City Planning Department, other civic departments and boards and the community at large. The proposed funding allocations are:

	<u>Total</u>	<u>C.M.H.C.</u>	<u>Province</u>	<u>City</u>
•New & Improved Community Facilities	\$710,000.00	\$355,000.00	\$177,500.00	\$177,500.00
•Parks Improvements	\$267,200.00	\$133,600.00	\$ 66,800.00	\$ 66,800.00
•Streets Upgrading	\$210,000.00	\$ 52,500.00	\$ 26,250.00	\$131,250.00 ¹
•Commercial Area Improvements	\$170,000.00	\$ 85,000.00	\$ 42,500.00	\$ 42,500.00
•Schools Improvements	\$ 75,750.00	\$ 37,875.00	\$ 18,937.50	\$ 18,937.50
•Administration - Planning & Implementation Stages	\$374,040.00	\$187,020.00	\$ 93,510.00	\$ 93,510.00 ₂
•Contingency	\$198,010.00	\$ 99,005.00	\$ 49,502.50	\$ 49,502.00 ²
•TOTAL	\$2,005,000.00	\$950,000.00	\$475,000.00	\$580,000.00

- (NOTES: 1. This allocation reflects a 62½% City-share as per the N.I.P. cost sharing formula for utilities.
2. The size of the City's share of projects yet to be identified could exceed this amount, depending on the cost sharing formula that is applied.)

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 14, 1977

(II - 2)

Clause #2 continued:

Each individual expenditure of the N.I.P. allocation is reported to Council prior to the money being spent.

In addition to items that will be carried out with N.I.P. funding, the Plan calls for an evaluation of the existing Main Street zoning and the N.I.P. area in consultation with the local merchants, residents and others. The Plan also suggests that the Planning Department undertake a housing policy study in consultation with local residents. These studies would not be part of the N.I.P. allocations but rather items that the N.I.P. Committee and the Planning Department feel are important to the Plan and should be undertaken. These will be reported to Council Committee at a later date.

Mr. L. Beazley, Riley Park Planner, advised that the Park Board has endorsed in principle the park-related items subject to further details. The School Board has not officially considered the N.I.P. Plan but School Board staff will be recommending approval in principle of school-related items.

The Director of Library Services has expressed his support for the storefront library but the matter has to be presented officially to the Library Board.

Mr. Beazley advised that the City Engineer has two concerns with respect to engineering matters i.e. the requested installation of a pedestrian signal at 33rd and Ontario and the closure of 23rd Avenue and Tupper School. It has been agreed that the item dealing with the pedestrian signal will be referred to the Standing Committee on Transportation as they deal with all the requests for such installations. Discussions with respect to the closure of 23rd Avenue are presently under way and the Director of Planning and the City Engineer will report back upon completion.

Mr. Beazley introduced four members of the Riley Park Citizens N.I.P. Committee - Mr. W. Prudden, Chairman
 Mrs. B. Backman, Vice-Chairman
 Mrs. L. Little
 Mr. J. Turner.

Mr. Turner spoke in support of the Neighbourhood Improvement Program for Riley Park. He stated that the Main Street merchants have met and formed a Merchants' Association. As a result of complaints from the neighbours on the appearance of the streets and storefronts merchants are beginning to upgrade their premises.

Mrs. Backman urged the Committee to endorse the N.I.P. concept plan which reflects the ideas of not only the N.I.P. Citizens Committee but the community as a whole.

(Copies of statements circulated).

After discussion the Committee

RECOMMENDED

- A. THAT the N.I.P. funding allocations outlined in the Riley Park Neighbourhood Improvement Plan (Appendix II of the report of the City Manager dated July 6, 1977) be approved and submitted to the Provincial Government for its approval.

cont'd.....

Clause #2 continued:

- B. THAT Item 20 dealing with the request for the installation of a Pedestrian Signal at 33rd Avenue and Ontario Street be referred to the Standing Committee on Transportation for consideration.
- C. THAT the local C.M.H.C. office be requested to issue a Certificate of Eligibility for the Implementation Stage of Riley Park N.I.P. as soon as possible, so that the City's R.R.A.P. staff can begin processing R.R.A.P. applications for the area.
- D. THAT the appropriation of \$580,000.00 for the Implementation Stage of Riley Park N.I.P. from the \$1.4 Million City share of 1976 N.I.P. allocated on May 4, 1976, be approved.
- E. THAT the retention of the balance of \$104,500.00 of the \$1.4 Million allocated for 1976 N.I.P. not heretofore appropriated for Grandview-Woodland or Riley Park Implementation Stages be approved for use as contingencies in both areas to cover projects requiring a greater than 25% City share contribution.
- F. THAT the appropriation of \$255,116.00 for the Riley Park N.I.P. Implementation Stage Administration Budget be approved, with costs shared as follows:

C.M.H.C.: \$127,558.00; Province: \$63,779.00; and City: \$63,779.00.
- G. THAT the transferrance of \$40,000.00 from the Riley Park Planning Stage to the Implementation Stage Administration Budget be approved for a total Riley Park Implementation Stage Administration allocation of \$295,116.00 (Appendix II of the report of the City Manager dated July 6, 1977).
- H. THAT the temporary position of the Clerk II (R.R.A.P. promoter) for Riley Park N.I.P. be extended to June 30, 1980.
- I. THAT the Director of Planning and the City Engineer report back on the closure of 23rd Avenue as proposed in the Riley Park N.I.P. Plan (Item 33 of Appendix II) upon completion of discussions presently underway.
- J. THAT the self-help projects proposed in the Riley Park Neighbourhood Improvement Plan (Appendix II) be endorsed.
- K. THAT the Planning Department be authorized to evaluate existing Main Street zoning in the Riley Park N.I.P. area in consultation with local merchants, residents and others for report back.
- L. THAT the Planning Department undertake housing policy development for the Riley Park area in consultation with local residents for report back.
- M. THAT City staff investigate the economics of applying R.R.A.P. to City-owned houses in the Riley Park area for report back.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 14, 1977

(II - 4)

3. Report on Industry in Vancouver

The Committee considered a report dated July 7, 1977 which the City Manager submitted for information. Also considered was a "Preliminary Report for discussion: Industry in Vancouver - June 1977" prepared by the Overall Planning Division of the City Planning Department (copies of reports are on file in City Clerk's office).

Mr. T. Droettboom, Associate Director, Overall Planning stated that the preliminary report would be circulated to the private sector, other levels of government and interested members of the public knowing that the document is a draft and any conclusions listed in the report are formulated on the basis of information available at the present time. A final report incorporating all comments received would be presented to the Committee in the Fall.

After commenting on the preliminary report, the Committee discussed the Mayor's suggestion of the establishment of a Civic office to give Council advice on the economic implications of any decision it makes. The Committee felt that the terms of reference for such an office should be presented to them as soon as possible.

RECOMMENDED

- A. THAT the report of the City Manager dated July 7, 1977 and the preliminary report for discussion "Industry in Vancouver" dated June 1977 be received.
- B. THAT as the Committee strongly supports the establishment of an office of economic activities, the Mayor be requested to provide information to the Committee on the nature of the proposed office.

4. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated June 28, 1977 (copy circulated).

In the report the Director of Planning responds to a Council resolution of September 28, 1976 that the Director of Planning and the Director of Finance report back by mid-1977 on the experience with the administration of the 1976 R.R.A.P. and the desirability of the City assuming responsibility for R.R.A.P. administration in 1974 and 1975 N.I.P. areas (Kitsilano, Cedar Cottage, Mount Pleasant and Downtown Eastside).

The report also -

- 1. Provides results of the R.R.A.P. administration in the 1974 and 1975 N.I.P. areas as currently being carried out by the Central Mortgage and Housing Corporation;
- 2. Provides the status of the developments of the City's own R.R.A.P. administration in the 1976 N.I.P. areas (Grandview-Woodland and Riley Park); and
- 3. Recommends the retention of the R.R.A.P. Promoters in the Kitsilano and Cedar Cottage/Mount Pleasant N.I.P. areas and seek approval of an appropriation of N.I.P. funds to provide for this staff.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 14, 1977

(II-5)

Clause #4 continued:

In the report the Director of Planning notes that R.R.A.P. funding for the 1976 N.I.P. areas could not commence until the Concept Plan for the N.I.P. programmes have been accepted by C.M.H.C. and a Certificate of Eligibility for each area is received. A Certificate of Eligibility for Grandview-Woodland will be received in July 1977 and for Riley Park, August 1977. The report on experience with administration of R.R.A.P. in the 1976 N.I.P. areas will therefore be reported by the end of 1977.

The Committee

RECOMMENDED

- A. THAT the Directors of Finance and Planning be instructed to report back before the end of 1977 on the experience with the administration of R.R.A.P. in the 1976 N.I.P. areas; the desirability of the City assuming responsibility for R.R.A.P. Administration in the 1974 and 1975 N.I.P. Areas, and the future staffing requirements for continued City R.R.A.P. Administration.
- B. THAT the retention of R.R.A.P. promoters to serve in Kitsilano and Cedar Cottage/Mount Pleasant be authorized for a further period expiring December 31, 1977.
- C. THAT the appropriation and expenditure of N.I.P. funds, not to exceed \$10,400 (as detailed in Appendix III of the report of the City Manager dated June 28, 1977) to provide for the retention of the R.R.A.P. staff in (B) above and supporting costs for the continued promotion of the R.R.A. Program for a period of five months to December 31, 1977, be approved and cost shared as follows:

C.M.H.C.	\$5,200
Province	\$2,600
City	\$2,600

The meeting adjourned at 2.30 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 14, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 14, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of June 23rd and 30th, 1977, were adopted as circulated.

INFORMATION

1. Sale of Surplus City Furniture and Equipment -
Tamahnous Theatre Workshop Society

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at \$989.00 to the Tamahnous Theatre Workshop Society for \$105.82.

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over \$300.00 to non-profit organizations for a nominal sum.

Following discussion, it was

RESOLVED

THAT the request of the Tamahnous Theatre Workshop Society for surplus City furniture and equipment valued at \$989.00 be approved and the furniture and equipment be sold to the organization for \$105.82.

RECOMMENDATION

2. Petition re Cap's Cabaret, 1018 Burnaby Street

The Committee had before it for consideration a Manager's Report dated June 24, 1977 (copy circulated) in which the Director of Permits & Licenses reported on a petition which had been received from residents at 1030 Burnaby Street complaining about noise caused by patrons of Cap's Cabaret at 1018 Burnaby Street.

Also before the Committee was a letter dated May 9, 1977 from the Complaint Committee of Twin Arms Apartments, 1030 Burnaby Street, and a petition signed by 16 residents (copies circulated) who claimed that they are deluged with noise, fights, screams and noisy motor vehicles up until 3:00 A.M.

Continued

Clause No. 2 Continued

Appearing before the Committee on this matter were the owner of Cap's Cabaret Mr. Barry Kaplan, the complainants and representatives of the Permits & Licenses and Police Departments.

Speaking to the Manager's Report, Inspector Westover of the Police Department stated that the noise emanating from the area of Cap's Cabaret is no different than from any other similar establishment; that a problem exists because of its close proximity to residential accommodation.

Mr. Jack Jones, Administrator for the Society for the Christian Care of the Elderly, owners of the high rise apartment at 1030 Burnaby Street, stated that the Manager's Report does not adequately cover the situation. Mr. Jones conceded that Mr. Kaplan is unable to control patrons once they leave his premises, but pointed out that the elderly residents of his building are being kept awake nightly until 3:00 A.M. by noise created by customers leaving the cabaret and that he had recently received notices from two tenants that they intend to vacate their suites.

Mr. J. Williams, building manager and tenant of 1030 Burnaby Street, reiterated the complaints, specifically mentioning noisy motor vehicles, singing and shouting and profanity. It was pointed out the average age of the tenants of this building is between 68 to 70 years, that many of them are single women, many of whom are frightened and afraid to complain.

A younger resident of the area who lives across the street at 1031 Burnaby Street, said his apartment building is two thirds empty because of the noise of patrons leaving Cap's Cabaret. He stated he had telephoned the police more than thirty times since last January between the hours of 1:00 and 3:00 A.M. but by the time police arrived the particular incident being complained of subsided. He told the Committee he has a petition signed by 160 persons who live within three quarters of a block of the cabaret. He added that he gets up at 6:00 A.M. and that as he is frequently kept awake until 3:00 A.M., his doctor has placed him on sedatives and suggested that he move to a quieter neighbourhood.

Another resident of the ground floor of 1030 Burnaby Street told the Committee it is impossible to go to sleep before 3:00 A.M., that when the cabaret closes at 2:00 A.M., the street is blocked by taxicabs and that police and ambulance vehicles, when called, sometimes have to drive along the sidewalk.

Mr. Barry Kaplan, owner of Cap's Cabaret, responded by saying that he disputed references in the petition to pimps, drug users and prostitutes frequenting his establishment and pointed out to the Committee that this location had previously been operated as a restaurant and has twice gone bankrupt. It has a monthly payroll of between \$10,000 to \$11,000 and is not commercially viable as a restaurant; that he operated it for a year as a restaurant and lost several thousand dollars.

During discussion, it was pointed out by the Chairman that the Community Services Committee, on August 26, 1976, considered a Manager's Report on Development Permit Application No. 74860 applied for by Mr. Barry Kaplan to use the premises at 1018 Burnaby Street as a restaurant and cabaret rather than as a restaurant and lounge; the difference being that as a cabaret it would be permitted to remain open until 2:00 A.M. rather than 1:00 A.M.

The Chairman noted that the Committee had recommended and Council had approved this change of use and that this, in retrospect, obviously had been an error on the part of the Committee.

Continued

Report to Council
 Standing Committee of Council on Community Services
 July 14, 1977

(III-3)

Clause No. 2 Continued

During discussion, the police reiterated that Mr. Kaplan has done everything possible to reduce noise but that his patrons will not co-operate. The police suggested that the noise may become worse during the summer months.

It was the consensus of the Committee that the cabaret operation is an incompatible use in such close proximity to a senior citizens high rise apartment building, and that if the cabaret is allowed to continue operation, it should have an earlier closing time.

Some consideration was given to the possibility of converting the operation to a neighbourhood pub, which would mean an 11:00 P.M. closing time, but it was noted that this location does not fit the Liquor Administration Branch criteria and guidelines for neighbourhood pubs.

It was noted that Council has control over the closing time of such businesses but that the hours of operation also come under the jurisdiction of the Liquor Administration Branch and that Mr. Kaplan would require the approval of the Liquor Administration Branch if he were to open for business earlier than the present 7:00 P.M.

Following discussion, it was

RECOMMENDED

THAT Council require Cap's Cabaret at 1018 Burnaby Street to be closed at 12:00 midnight and that Council recommend to the Liquor Administration Branch that Mr. Barry Kaplan be permitted to open his cabaret at 1018 Burnaby Street at 5:00 P.M.

(Delegation Request - see attached letter dated July 18, 1977 from Mr. John H. Fraser.)

See also III(i), a memo dated July 19, 1977 from the Director of Permits & Licenses.

3. Correspondence - Letter from the Woman's Christian Temperance Union of British Columbia

The Committee had before it for consideration a letter dated July 2, 1977 from the Provincial Corresponding Secretary of the Woman's Christian Temperance Union of British Columbia which advised that in the Union's recent annual convention it was resolved that the Union register strong protest with City Council with regard to

- (a) the opening and licensing of any more pubs,
- (b) licenses to Grocery stores to sell beer, etc.
- (c) the selling of intoxicating drinks on the Exhibition and Fair grounds of our Province.

The Chairman advised the representatives of the W.C.T.U. that City Council, at its last meeting on July 12, 1977, had considered a recommendation from the Mayor that there be a moratorium on the issuance of all further cabaret licenses in the City for a period of at least one year, and that this recommendation had been referred by Council to the Community Services Committee.

The Chairman suggested that when this matter is before the Committee, the W.C.T.U. appear at that time when representatives of the Police, Liquor Administration Branch and cabaret, restaurant and hotel industries will be invited to attend.

Continued . . .

Report to Council
 Standing Committee of Council on Community Services
 July 14, 1977

(III-4)

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the letter dated July 2, 1977 from the Woman's Christian Temperance Union of British Columbia be deferred to the special meeting of the Community Services Committee to consider a moratorium on the issuance of further cabaret licenses in Vancouver.

CONSIDERATION

4. 616 East Cordova Street Building

The Committee had before it for consideration a Manager's Report dated July 7, 1977 (copy circulated) in which the Director of Planning reported on the feasibility of using \$130,000.00 of Neighbourhood Improvement Program funds which has been allocated to improve social and recreational facilities in the Downtown Eastside toward the purchase and/or renovation of premises at 616 East Cordova Street which is owned by Neighbourhood Services Association and leased to the Downtown Eastside Residents' Association.

The report concluded that this \$130,000.00 amount should not be held in abeyance for the community portion of 616 East Cordova and that it might be better spent to provide social and recreational facilities at the 55-room Victory Hotel on Powell Street which the City now owns.

Appearing before the Committee on this matter were representatives of the Planning Department, representatives of the Downtown Eastside Residents' Association, along with their architect Mr. John Keith-King, and a representative of Neighbourhood Services Association.

There was considerable discussion on this matter during which Mr. B. Eriksen of the Downtown Eastside Residents' Association referred to Appendix III of the Manager's Report in which officials of Central Mortgage & Housing Corporation stated the use of N.I.P. funds for the construction of a community facility and its proportionate share of the land costs is "entirely appropriate" for a combined non-profit residential and community facility at 616 East Cordova Street.

A representative of the Planning Department addressed the Committee, reiterating the comments contained in the Manager's Report and stressing the recommendations, pointing out D.E.R.A. may still be able to purchase the 616 East Cordova site from Neighbourhood Services Association using Section 15.1 of the National Housing Act.

Architect Mr. Keith-King explained that the D.E.R.A. project would be for an 80-room senior citizens residential building containing 10,000 sq. ft. of amenity for recreational use, half of which could be C.M.H.C. financed. He said that, in other words, for \$130,000.00 the community would get 10,000 sq. ft. of amenity space. He indicated drawings are at a stage that the building could be completed within a year and a half.

A representative of the Planning Department expressed some scepticism over this proposal, stating there are too many unknowns.

Continued

Report to Council
 Standing Committee of Council on Community Services
 July 14, 1977

(III-5)

Clause No. 4 Continued

The Director of Social Planning also spoke to the Committee on this matter and pointed out that there is not a great need for community recreational space in the Victory Hotel.

It was noted by the Committee it was the City's intention to commercially lease the ground floor space in the Victory Hotel to subsidize the hotel operation.

Mr. Eriksen of D.E.R.A. told the Committee that the redevelopment of the 616 East Cordova site is the only proposal which has been put forward by the people of the area represented by the Oppenheimer Planning Committee. He alleged that City staff are already negotiating to acquire 616 East Cordova as a health facility. He added that C.M.H.C. has indicated the D.E.R.A. proposal is appropriate, that D.E.R.A. agrees with the \$200,000 allocation for a new health facility somewhere in the Downtown Eastside area and accused the Planning Department of not subscribing to the wishes of the Oppenheimer Planning Committee.

During discussion by the Committee, there was mixed reaction and concern was expressed as to the exact position of C.M.H.C. in providing funding for the combined non-profit residential and community facility as proposed by D.E.R.A. for 616 East Cordova. It was noted that until there are definite assurances from C.M.H.C. as to its role in the project, a decision on the \$130,000.00 N.I.P. allocation cannot be made.

Following discussion, the following recommendations were put and tie votes resulted on each and they are therefore submitted for Council's CONSIDERATION:

- A. (i) THAT the \$130,000.00 Neighbourhood Improvement Program allocation not be held in abeyance for the community portion of 616 Cordova Street, noting that the Downtown Eastside Residents' Association may still be able to purchase that site from the Neighbourhood Services Association using Section 15.1 of the National Housing Act.
- (ii) THAT if the Downtown Eastside Residents' Association does not proceed with such a purchase, the Neighbourhood Services Association be urged to offer the site to the Union Gospel Mission.
- (iii) THAT the Directors of Planning, Social Planning and Finance report back by October 1977, following consultation with the community on the use of Neighbourhood Improvement Program money to provide social and recreational facilities at the street level of the Victory Hotel.
- B. THAT Council endorse in principle the allocation of \$130,000.00 of Neighbourhood Improvement Program funds for the community portion of the combined non-profit residential and community facility proposed by the Downtown Eastside Residents' Association at 616 East Cordova Street on the condition that within one month officials of Central Mortgage & Housing Corporation advise the City explicitly in writing what amount of funding it can provide for the Downtown Eastside Residents' Association combined non-profit residential and community facility, and that such information from Central Mortgage & Housing Corporation should include the total amounts C.M.H.C. will allocate toward both the residential and the community recreational portions of the development.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 5524 560

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATIONIV

14 July, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 14, 1977 at 3:30 p.m. in the #1 Committee Room, Third Floor, City Hall.

PRESENT	Ald. W. Kennedy, Chairman
	Ald. M. Ford
	Ald. H. Rankin
ABSENT	Ald. D. Bellamy (Civic Business)
	Ald. M. Harcourt (Leave of Absence)
COMMITTEE CLERK	J. Thomas

The Minutes of the meeting of June 16, 1977 were adopted.

RECOMMENDATION1. Traffic Matters: Kitsilano Conversion Areas

On March 29, 1977, when considering a report of the Standing Committee on Planning and Development dealing with the Local Area Planning Process in the Kitsilano Conversion Areas, Council approved the following recommendations:

THAT (policies) with respect to Blenheim Street being reclassified to a collector street be referred to the Standing Committee on Transportation.

THAT the City Engineer report to the Standing Committee on Transportation on:

- (i) practical methods to improve the traffic situation on Point Grey Road; and
- (ii) control, if possible, of existing parking in the Conversion Areas.

Such report to be available to interested citizens in the area.

Before the Committee for consideration was a Manager's Report dated June 21, 1977, circulated, in which the City Engineer explored the three issues and concluded with the following recommendations:

- (a) THAT the designations of Blenheim Street and Alma/Dunbar be reversed, Alma/Dunbar becoming a primary arterial, and Blenheim Street becoming a secondary arterial south of Broadway, and a neighbourhood collector north of Broadway; operationally, this reclassification of Blenheim Street will involve installation of stop signs at 8th Avenue, and on 7th Avenue at Blenheim Street;
- (b) THAT the Engineering and Police Departments continue to monitor Point Grey Road for any developing traffic problems;
- (c) THAT the parking provisions of the Zoning and Development By-law as they apply (and will apply) to the Conversion Areas be rigorously enforced to ensure that adequate off-street parking is provided;

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 July 14, 1977

IV - 2

Clause 1 Cont'd

- (d) THAT the City Engineer consider advancing a 32-foot paving width when local improvement petitions are received for blocks in the Conversion Areas where parking may be deficient."

Mr. R.G. Ross, Traffic Division, reviewed the report with the Committee and representations on the Point Grey Road issue were received from Dr. Howard Mallek, Kitsilano Area Citizens Planning Committee and Mr. J. Turner, a Point Grey Road resident.

Dr. Mallek and Mr. Turner requested consideration be given to two points which they felt had not been adequately dealt with, namely, the impact on residents of the volume of traffic on Point Grey Road and an assessment of the capacity for additional traffic of that portion of 4th Avenue, west of MacDonald Street. Mr. Turner requested additional effort be made to hold down traffic speed on Point Grey Road by the posting of speed limit signs and signalization at the intersection of MacDonald and Point Grey Road to divert westbound traffic by making it easier to turn south than to continue west.

Dr. Mallek made particular reference to parking problems in the area and suggested angle parking be permitted on streets, such as Blenheim, where potential for widening existed.

During discussion members of the Committee noted that improvements at the 4th Avenue and Burrard Street intersection, making for an easier turn onto 4th Avenue, might have the effect of lowering traffic volumes on Point Grey Road, but Mr. Ross advised 4th Avenue was presently operating at capacity and could not handle additional traffic. Furthermore, the City Engineer was currently preparing a report as a result of complaints from 4th Avenue residents who were concerned about the difficulty being experienced by pedestrians crossing 4th Avenue.

Following further discussion, it was

RECOMMENDED,

- A. THAT the designations of Blenheim Street and Alma/Dunbar be reversed as follows:
- i) Alma/Dunbar to become a primary arterial to 4th Avenue and secondary arterial north from 4th Avenue to Point Grey Road;
 - ii) Blenheim Street to become a secondary arterial south of Broadway and a neighbourhood collector north of Broadway; and in order to implement this change stop signs be installed on Blenheim Street at 8th Avenue and on 7th Avenue at Blenheim.
- B. THAT the Engineering and Police Departments continue to monitor Point Grey Road for any developing traffic problems; and the City Engineer review and report back to the Committee on the situation following an assessment of the effect of the current Burrard Street widening project.
- C. THAT the parking provisions of the Zoning and Development By-law as they apply (and will apply) to the Conversion Areas be rigorously enforced to ensure that adequate off-street parking is provided.
- D. THAT the City Engineer consider advancing a 32-foot paving width when local improvement petitions are received for blocks in the Conversion Areas where parking may be deficient.

The meeting adjourned at approximately 4:10 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 560

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 14, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 14, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

CONSIDERATION

1. Four-Day Week - Turn Down Traffic Volume

In December, 1976 the Director of Personnel Services reported to Council on the results of the trial period commencing August 9, 1976 of the Four-Day Week - Turn Down Traffic Volume Project and Council approved continuation until December 31, 1977, subject to the proviso that it may be cancelled either by the City or the Unions involved on thirty days notice and, further, subject to a more detailed assessment of staff productivity.

Council also requested the City Engineer and the Director of Personnel Services to make progress reports to the Finance and Administration Committee at three month intervals. On July 14, 1977 the Committee considered the second of these quarterly Manager's reports dated June 30, 1977 (copy circulated).

Mr. G. Laue of Personnel Services reported that the four-day week has improved employee morale, the public likes the earlier and later daily service provided, there is a definite savings in sick leave and overtime, the communication problem has been adjusted and is now considered minor. The staff are able to use their days off to attend training programs conducted by the City and also for doctor and dental appointments.

The Mayor stated that the four-day work week was originally started as a Turn Down Traffic Volume experiment with the City taking leadership to encourage other companies to follow suit and thereby ease the traffic situation. However, the effect on traffic has been minor and therefore he felt the experiment should be discontinued. The staff has come to like the compressed work week and the longer it is continued the more difficult it will be to discontinue it. He questioned the effect the four-day week could have on negotiations with the G.V.R.D. and other municipalities. The Mayor stated he was not convinced on the benefits of the system and he felt an independent outside appraisal should be sought if it continues.

The City Manager stated that the four-day week was good for employee morale and felt it should continue as long as gains in productivity are maintained. He finds it hard to accept the reasoning that because employees like it, it should be taken away before they like it even more.

Clause #1 continued:

The City Manager advised that a Committee of Mayors had requested Managers in the G.V.R.D. to report on the impact of a compressed work week within the G.V.R.D. municipalities, and such a report would be prepared. He also suggested that the next appraisal of the four-day week in Vancouver might be carried out by an independent consultant, chosen by the Mayor.

Mr. B. Ross, Business Agent, V.M.R.E.U., stated he was spokesman in the G.V.R.D. wage negotiations when the four-day week was discussed. The other municipalities have agreed to investigate similar four-day work weeks. The Unions are in favour of the thirty days notice of termination being retained as a safeguard. The G.V.R.D. stressed the over-utilization of sick leave and cost of overtime on the five-day week. Also cross-training is being accomplished without cost to the City with the four-day week.

The Committee's reaction was divided on the matter. Those favouring continuation of the four-day week commented as follows:

- it is Council's obligation to create the best working conditions for its staff while maintaining productivity and the four-day week appears to be accomplishing both goals.
- the City should explore other schemes during the next six months and then the whole matter could be reassessed at that time.
- the communication problem has greatly improved since the last report which is largely due to staff cross-training creating improved efficiency.
- the four-day week reduces the daily drag of commuting and saves on gasoline, the City should consider this in view of the energy crisis and rising costs.

Concerns expressed were:

- the impact of the four-day week on other Civic Departments such as Police and Fire. It was felt they will want a similar compressed work week.
- the benefits reported would be temporary, staff would revert to their old ways regarding sick leave, doctor appointments, etc. if the reduced schedule became permanent.
- it could create a hardship on private enterprise being pressured for a compressed work week.

Following lengthy debate the following motion resulted in a tie vote and is therefore submitted to Council for consideration:

CONSIDERATION

THAT the four-day work week be terminated and thirty days notice be served immediately in accordance with the Letters of Understanding between the City and relevant Unions.

The meeting adjourned at approximately 4:35 p.m.

* * * * *

REPORT TO COUNCILSPECIAL JOINT COUNCIL/PARK BOARD COMMITTEE
RE JERICOJUNE 23/JULY 7, 1977

A meeting of the Special Joint Council/Park Board Committee re Jericho was held on Thursday, June 23, 1977, in the Jericho Gymnasium at approximately 7.30 p.m.

PRESENT : Alderman Ford, Chairman
Alderman Harcourt
Alderman Puil
Commissioner Bain
Commissioner Fraser
Commissioner Wainborn

ALSO PRESENT: Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Kennedy
Alderman Marzari
Commissioner Atkinson
Commissioner Fowler
Commissioner Livingstone

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATIONS AND CONSIDERATION

Alderman Ford advised that the Committee would hear delegations on proposed uses for the Jericho Hangars and would then reconvene the first week of July to make recommendations to Council and the Park Board.

Mr. L. Foster, Director of Planning, Park Board, provided a brief description of the hangars. He advised that Hangars 3, 5 and 6, located at the waterfront, were each approximately 18,000 sq. ft. steel structures. Hangars 7 and 8 are each approximately 36,000 sq. ft. wooden structures. Building 13 used by the sailing centre is a mixture of steel and wood and is approximately 11,000 sq. ft. There are no major structural deficiencies and the foundations are basically intact.

The following persons appeared as delegations:

Ms. L. Spong	Greenpeace Foundation
Mr. A. Clapp	
Mr. D. Blue	
Mr. R. Pooley	
Mr. Herb Gilbert	Earthling Survival Party
Mr. Shawn Hatch	COPE Park & Recreation Committee
Mr. B.D. Grady	rep. local citizens
Ms. Irene McAllister	Ad Hoc Jericho Group & Friends of the
Ms. Alice Coppard	Voice of Women Forum
Mr. Bruce Yorke	COPE
Mr. Patrick Britten	
Mr. Syd Butler	Jericho Sailing Centre Association
Ms. Sue Hiscocks	Project Lifestyle & Vancouver Bicycle Association
Ms. Gloria Kieler	Metro Media & Vancouver Community Television Association
Mrs. Dorothy Gillis	

Report to Council
 Special Joint Council/
 Park Board Committee Re Jericho
 June 23/27, 1977

(VI-2)

Mr. Craig Elder	(Musician)
Mr. Frank Hyde	
Guru Raj Kaver	3 HO Foundation, New Age Community Centre & Humanity Centre
Mr. Wm Fairley	
Mr. B. Keefer	
Mr. Brian McC Calder	B.C. Track & Field Association
Mrs. Thelma Weinreich	Playhouse Theatre Centre of B.C.
Mr. D. Fairbrother	Community Arts Council
Ms. Emini Kurtagic	Ne Chi Zu Guild
Chief Simon Baker	N.W. Indian Cultural Society
Mr. Gerry Does	
Ms. Pat McInerney	Coalition of Habitat Organizations
Mr. Andy McConky	B.C. Sports Federation
Mrs. Marion Osberg	Pacific Life Community
Mr. David Condor	West Point Grey Community Association
Mr. K. Greaves	Pacific Aviation Museum
Mr. John Hill	Vancouver & District Soccer Association
Mr. Denis Gray Grant	
Mr. Keith Reed	
Dr. R. Makaroff	

A resume of the speakers' comments is on file in the City Clerk's office.

The meeting adjourned at approximately 11.10 p.m.

The Special Joint Council/Park Board Committee re Jericho reconvened at 3.45 p.m., Thursday, July 7, 1977, in Committee Room No. 3, Third Floor, City Hall.

PRESENT : Alderman Ford, Chairman
 Alderman Harcourt
 Alderman Puil
 Commissioner Bain
 Commissioner Fraser
 Commissioner Wainborn

ALSO PRESENT: Alderman Gibson

CLERK TO THE
 COMMITTEE : M.L. Cross

The Chairman advised that two additional briefs had been received since the meeting held on June 23, 1977:

- (a) One World Festival Society dated July 6, 1977
- (b) Musqueam Indian Band dated July 7, 1977

(on file in the City Clerk's office)

The Chairman distributed suggestions re use of Hangars at Jericho to the members of the Committee (copy circulated) as a basis for discussion for recommendation to the Park Board and to Council.

There was a lengthy discussion on the Hangars. Some Committee Members felt that Hangar No. 5 should be renovated at a minimal cost and utilized for summer activities. Other members felt that there would not be enough interest in the Hangar to warrant the expenditure on renovations for permanent summer use.

Report to Council
 Special Joint Council/
 Park Board Committee Re Jericho
 June 23/27, 1977

(VI-3)

With respect to Hangars 7 and 8 Park Board representatives advised that they were presently being utilized for indoor sport activities and majority of the Committee felt Hangar 7 should be retained.

RECOMMENDATIONS AND CONSIDERATION

- (A) THAT this Committee, recognizing Park Board autonomy in Park Board matters, also recognizes a need for an outdoor activity/summer festival area and recommends that Hangar 5 be utilized for this purpose at a cost to the City of not more than \$302,000.
 (Commissioners Bain and Fraser opposed)
- (B) THAT Hangar 7 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board.
 (Commissioner Bain opposed)
- (C) THAT Hangar 3 be sold and removed.

The following resulted in a tie vote and is submitted for CONSIDERATION:

- (D) THAT Hangar 8 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board.
 (Commissioners Bain, Fraser and Wainborn opposed).

The meeting adjourned at approximately 5 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 561